

Date June 26, 2008

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: CUP 2005-00151-(5) and VAR 2007-00011 (5)

Use: Construct 2 single family residences in a
hillside area with less than required lot area
and modification of setbacks and retaining wall
heights

Address 2716 WILLOWHAVEN DRIVE

LA CRESCENTA CA

LA CRESCENTA

Zoned District

Related zoning matters:

Tract or Parcel Map No. 063010

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

X The Denial of this request

_____ The Approval of this request

_____ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

The Regional Planning Commission failed to recognize the pattern of development in the immediate area and the fact that there are many parcels surrounding the subject property that are smaller than the proposed new parcels and erred in concluding that no other subdivisions have occurred in proximity to the subject property. The Commission also failed to accommodate any modification to the site layout that might have provided a simple resolution to one issue of concern expressed at the public hearing.

Enclosed is a check (or money order) in the total amount of \$ 2,350 _____.
The amount of \$ 802.00 is estimated to cover the cost of preparing for the Board of Supervisors six (6) copies of the transcript of all pertinent hearings held by the Regional Planning Commission. The amount of \$1,548.00 for applicants or \$775.00 for non-applicants is to cover the Regional Planning Department's processing fee.

Carolyn Ingram Seitz
(Signed) Appellant

CAROLYN INGRAM SEITZ
Print Name

PO BOX 265

Address

ALTADENA CA 91003-0265

626 345 1233

Day Time Telephone Number

Date June 26, 2008

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles, County Board of Supervisor
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: Tentative Tract/Parcel Map No. 063010
Applicant: ALEX & RADOSLAVA ROGIC
Location: 2716 WILLOWHAVEN DRIVE
LA CRESCENTA, CA
LA CRESCENTA Zoned District

Related zoning matters:

CUP or VAR No. CUP 2005-00151-(5) and
VAR 2007-00011-(5)
Change of Zone Case No. _____
Other _____

This is a notice of appeal from the decision of the Regional Planning Commission in the subject case. Submitted herewith is a check (or money order), in the total amount of \$1,548.00. The fee of \$260.00 is to cover the cost of a hearing by the Board of Supervisors and the fee of \$1,288.00 is to cover the Regional Planning Department's processing fee.

This is to appeal: (Check one)

☒ The Denial of this request

☐ The Approval of this request

☐ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

The Regional Planning Commission failed to recognize the pattern of development in the immediate area and the fact that there are many parcels surrounding the subject property that are smaller than the proposed new parcels and erred in concluding that no other subdivisions have occurred in proximity to the subject property. The Commission also failed to accommodate any modification to the site layout that might have provided a simple resolution to one issue of concern expressed at the public hearing.

Please set this matter for hearing as follows: (Check one)

☐ In accordance with Section 66452.5 of the Government Code, please set this matter for hearing within 30 days of the receipt of this appeal.

- or -

☒ In accordance with Section 66452.5 of the Government Code, I hereby request that this matter not be set for hearing until further notice from me.

Carolyn Ingram Seitz
(Signed) Appellant

CAROLYN INGRAM SEITZ
Print Name

PO Box 265

Address

ALTADENA CA 91003-0265

626 345 1233

Day Time Telephone Number



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

April 16, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**TENTATIVE PARCEL MAP NO. 063010
APPLICANT: MR. ALEX ROGIC
2716 WILLOWHAVEN DRIVE
LA CRESCENTA, CA 91214
LA CRESCENTA ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

On May 21, 2008, the Los Angeles County Regional Planning Commission ("Commission") held a public hearing on Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5). At the hearing, the Commission indicated its intent to deny the project, and, subsequently, took its final action on June 18, 2008, denying the project. The denied project proposed a division of land to create three single-family parcels (including one flag lot) on 0.73 gross acres.

The Commission's decision was appealed to your Board by the owner of the subject property, Mr. Alex Rogic, and a public hearing was held on October 28, 2008. Testimony was heard regarding the following concerns:

- The project does not comply with the Conditions, Covenants and Restrictions of the original Tract Map No. 29172, which created the subject parcel of land and surrounding residential parcels
- The project is not technically stable as proposed on the "steep" hillside
- The project requires excessive grading of the existing hillside
- The design of the two new proposed residences is not compatible with the "floor plan" of the homes built with the original tract
- The project is inconsistent with the character of the community

After hearing all testimony, your Board continued the public hearing to January 27, 2009, and directed Mr. Rogic to make the following changes to the project:

- Reduce the subdivision proposal to two single-family parcels
- Limit the residential structure to a maximum of two stories
- Limit the building height to a maximum of 25 feet
- Provide a minimum front yard setback distance of 15 feet

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Negative Declaration for Tentative Parcel Map No. 063010, together with any comments received during the public review process, find that the Board finds on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the necessary findings and conditions to overturn the denial of the Commission regarding Tentative Parcel Map No. 063010 and approve the redesigned project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

1. Project Background

Prior to the filing of Tentative Parcel Map No. 063010, the current owner and applicant, Mr. Rogic filed an earlier subdivision request, Tentative Parcel Map No. 17188 ("PM 17188"), a proposal to create two single-family parcels on the subject property, on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986. The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Commission by the applicant, and the denial was sustained by the Commission on October 1, 1986. The denial was appealed to your Board by the applicant on January 22, 1987. After one continuance, the denial was upheld, and Tentative Parcel Map No. 17188 was denied by your Board and on September 29, 1987.

On May 21, 2008, the Commission held a public hearing on Tentative Parcel Map No. 063010, Conditional Use Permit ("CUP") Case No. 2005-00151-(5) and Variance

Case No. 2007-00011-(5). The CUP request was to ensure compliance with urban hillside management design review criteria, and the Variance request was to allow less than the minimum required net lot area in the R-1-10,000 (Single-Family Residential - 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).

The Commission heard a presentation from staff, as well as supporting and opposing testimony. Testimony in support of the project included the following:

- Future residences on the subject property will be constructed to a higher engineering standard than the existing surrounding residences
- All needed services, infrastructure and schools are already present in the area
- New construction will be both an "improvement" and "benefit" to the community
- The proposed lots are larger than many of the existing surrounding lots and that a wide street frontage is proposed for the new parcels along Rockpine Lane, which is consistent with the community

Testimony in opposition to the project included the following:

- The proposed development is not in character with the community and that the project does not conform to the "overall plan of the area"
- An "out of control" subdivision precedent should not be set in the community
- The same denial findings from 1987 are still valid today and that an approval would "reverse the old decision", setting a bad precedent
- The original tract CC&Rs influenced the decision to move to the area; they should be upheld, and the project does not comply with the CC&Rs
- Those in support of the project do not live in the immediate area

After hearing all testimony, the Commission discussed the facts of the case and continued the public hearing until June 18, 2008, instructing staff to prepare findings for denial. At the June 18, 2008 public hearing, the Commission based its decision for the denial on the following:

- The design of improvement of the proposed subdivision is inconsistent with the General Plan, including hillside management provisions
- There is some evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site
- The site is physically unsuitable for the type of development and density being proposed, since the property does not have adequate building sites to be developed

On June 18, 2008, the Commission denied the project. The applicant subsequently appealed the Commission's decision, and a public hearing was held by your Board on October 28, 2008. At the October 28, 2008 public hearing, after hearing a presentation from staff and considering all testimony, your Board directed the applicant to redesign the project.

2. Revised Project Description

On March 2, 2009, a revised project design was reviewed by the Los Angeles County Subdivision Committee ("Committee"). The revised design depicts two single-family parcels, with one new proposed two-story residence, 25 feet in height from the finished grade, and a front yard setback distance of 15 feet. The revised design meets all four criteria directed by your Board at the October 28, 2008 public hearing.

Since the project has been reduced from three to two single-family parcels, no CUP (for density within an urban hillside management area) or Variance (for less than the required lot area in the R-10,000 zone) is required. The project does not exceed the midpoint density threshold of two dwelling units for urban hillside management; therefore, an urban hillside management CUP is not required. Regarding the Variance and minimum lot area, the project is able to meet the existing R-1-10,000 zoning requirement of at least 10,000 square feet of net lot area for each proposed parcel. As the CUP and Variance are no longer required, only the tentative parcel map application is before your Board for consideration.

The Los Angeles County Departments of Regional Planning, Fire, Parks and Recreation, and Public Health have cleared the revised project design for public hearing. Public Works asked that the driveway design be modified so that adequate line of sight distance from the end of the driveway to the existing street could be provided, and an exhibit was submitted and circulated addressing Public Works' concerns regarding the driveway design. On April 13, 2009, all Committee Departments issued updated reports clearing the revised project with modified driveway design, including Public Works.

3. Staff Recommendation

The Committee recommends approval of the revised project design with the attached conditions.

Additional exhibits depicting the site plan, floor plans and elevations of the proposed new single-family residence have been attached for your Board's review and information, which show the design of the project and its architectural style in greater detail. These plans and exhibits have been made available to the public at the offices of Regional Planning (Hall of Records, Rm. 1382) and also scanned in digital

format on the Regional Planning website (planning.lacounty.gov) for added convenience, as well as part of this Board transmittal.

ENVIRONMENTAL DOCUMENTATION

On August 3, 2006, a Negative Declaration was completed for the proposed development. It was determined that the project will have less than significant/no impacts on the environment.

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed tentative parcel map is not anticipated to have a negative impact on current services and/or projects.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning



Sorin Alexanian, Acting Deputy Director
Current Planning Division

SA:SMT:jds

Attachments: Revised tentative parcel map, dated February 5, 2009
One set of revised building plans (six sheets total)
One driveway exhibit, dated March 24, 2009
Revised draft conditions of approval

c: Chief Executive Officer
Acting County Counsel
Assessor
Director, Department of Public Works
Acting Director, Department of Regional Planning

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE PARCEL MAP NO. 063010**

Map Date: February 5, 2009

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), the R-1-10,000 (Single-Family Residential-10,000 Square Foot Minimum Required Lot Area) zone, and the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. The subdivider shall provide at least 50 feet of street frontage for Parcel No. 1, and at least 27 feet of street frontage for the "flag lot" Parcel No. 2 on the tentative map.
3. The subdivider shall label the paved access for Parcel No. 2 as "Private Driveway and Fire Lane" on the final map.
4. The subdivider or successor in interest shall provide a minimum front yard setback distance of 15 feet on Parcel No. 1. Submit a site plan showing the location of all new development to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval prior to building permit issuance.
5. The subdivider or successor in interest shall ensure that the new driveway to be constructed on Parcel No. 1 substantially conforms to the location and design of the driveway depicted on the exhibit labeled "Driveway Exhibit" dated March 24, 2009 and attached to the approved tentative map dated February 5, 2009. Submit a copy of a site plan showing substantial conformance prior to the issuance of building permits.
6. The subdivider or successor in interest shall ensure that no retaining walls on Parcel No. 1 exceed six feet in height within the side and rear yard setbacks and/or 42 inches in height within the front yard setback. Submit a site plan showing the location and height of all proposed retaining walls to Regional Planning for review and approval prior to grading permit issuance.
7. The subdivider or successor in interest shall construct a new single-family residence on Parcel No. 1 that has no more than two stories and is no greater than 25 feet in height as measured from the finished grade elevation. Submit a site plan, floor plans and elevations to Regional Planning for review and approval prior to building permit issuance.
8. The subdivider or successor in interest shall record a covenant with the Los Angeles County Recorder indicating compliance with Condition Nos. 4, 5, 6 and 7 of this grant. The covenant shall include the language of the aforementioned conditions. Submit a draft copy of the covenant to Regional Planning for review and approval prior to final map recordation. After recordation, submit a copy of the recorded document to Regional Planning.

9. A final parcel map is required. A waiver is not allowed.
10. Per Section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one new tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Regional Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
11. Within three (3) days of tentative map approval, remit processing fees (currently \$2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
12. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable time limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
13. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health.

DRAFT

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 63010 (Rev.)

Page 2/2

TENTATIVE MAP DATED 02-05-2009
INFORMATION MAP (DRIVEWAY EXHIBIT) DATED 03-24-2009

7. Quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Henry Wong
pm63010L-rev4(dwv exh 03-24-09).doc

Phone (626) 458-4910

Date 04-09-2009



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 63010

TENTATIVE MAP DATED: 2/05/09
INFORMATION MAP DATED: 3/24/09

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior or concurrent with Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/SUSMP which was approved on 7/17/06.
2. Submit a revised Hydrology Study for review and approval to the satisfaction of the Department of Public Works.

AZ

Name

Lizbeth Cordova
LIZBETH CORDOVA

Date 04/09/2009 Phone (626) 458-4921

TENTATIVE MAP DATED 2-05-2009
INFORMATION ONLY MAP
(DRIVEWAY EXHIBIT DATED 3-24-2009)

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Submit the following agency approvals (As applicable):
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Driveway details at the approach shall conform with Road Unit requirements.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plans must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. A maintenance agreement or CC&Rs may be required for privately maintained drainage devices, slopes, and other facilities.

MDK
Name David Esfandi Date 4/09/09 Phone (626) 458-4921
C:\Documents and Settings\MEsfandi\My Documents\063010 rev5.doc

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 63010
SUBDIVIDER Rogic
ENGINEER Peckovich
GEOLOGIST John D. Merrill (of record)
SOILS ENGINEER Jack W. Rolston (of record)

TENTATIVE MAP DATED 2/5/09 (revised), 3/24/09 (info map)
LOCATION La Crescenta
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 10/10/06, 6/19/06
REPORT DATE 9/23/06, 4/4/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 4/1/09 is attached.

Reviewed by



Geir Mathisen

Date 4/1/09

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 63010
Location La Crescenta
Developer/Owner Rogic
Engineer/Architect Peckovich
Soils Engineer Jack W. Rolston (of record)
Geologist John D. Merrill (of record)

DISTRIBUTION:

____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Info. Map / Revised Tentative Map Dated Processing Center 3/24/09
Soils Engineering Report Dated 9/23/06, 4/4/05
Soils Engineering Report by Foundation Engineering Co., Inc. Dated 1/31/86
Geologic Report and Addendum Dated 10/10/06, 6/16/06
Previous Review Sheet Dated 1/3/08

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading or building plan stage, a Soils Engineering and Geologic report may be required.

Reviewed by _____



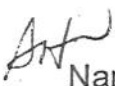
Date 4/7/09

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh163010, TentPMb

PARCEL MAP DATED 02-05-09
INFO MAP (DRIVEWAY EXHIBIT) DATED 03-24-09

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Permission is granted to maintain the exiting 46 feet of right of way on Willowhaven Drive and 44 feet of right of way on Rockpine Lane to due to title limitations.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron along the property frontage on Willowhaven Drive and Rockpine Lane to the satisfaction of Public Works.
3. Construct driveway approach and drainage devices along the property frontage on Rockpine Lane to the satisfaction of Public Works. Adjust wall heights/location at driveway approach as may be deemed necessary by Public Works.
4. Dedicate right of way for the landing and sidewalk transition for the proposed driveway approach on Rockpine Lane to the satisfaction of Public Works.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
6. A deposit is required to review documents and plans for final map clearance.

 Name Joseph Nguyen
pm63010r-rev4_1.doc

Phone (626) 458-4921

Date 04-08-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 63010 (Rev.)

Page 1/1

TENTATIVE MAP DATED 02-05-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Submit a statement from Crescenta Valley Water District indicating that financial arrangements have been made, and that the sewer system will be operated by Crescenta Valley Water District.

HW
Prepared by Allen Ma
pm63010-rev4.doc

Phone (626) 458-4921

Date 03-02-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.


Prepared by Massoud Esfahani
pm63010w-rev4.doc

Phone (626) 458-4921

Date 02-24-2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

PP- Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 63010 Map Date March 24, 2009 - INFO ONLY

C.U.P. T2005-00151 Map Grid 3855C

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **In lieu of the required 20' wide private driveway to Parcel 2, residential fire sprinklers are required in the existing house as indicated on the Tentative Map. Submit a Covenant and Agreement to our office prior to Final Map clearance.**
Fire Department recommends approval of the Tentative Map.

By Inspector: Juan C. Padilla Date March 26, 2009

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 63010 Tentative Map Date March 24, 2009 - INFO ONLY

Revised Report Yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of ____ hours, over and above maximum daily domestic demand. ____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).
- Install ____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: ____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: All existing fire hydrants are adequate per fire flow test conducted by Crescenta Valley Water District. Submit fire sprinkler plans for review and approval to our Fire Prevention Engineering Section Sprinkler Plan Unit prior to building permit issuance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date March 26, 2009

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **63010** DRP Map Date: **03/24/2009** SCM Date: / / Report Date: **04/07/2009**
Park Planning Area # **38** **LA CRESCENTE / MONTROSE / UNIVERSAL CITY** Map Type: **INFO ONLY**

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,856

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,856 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 2 single-family lots with credit for 1 existing house to remain; net density increase of 1 unit.

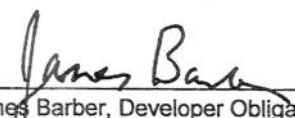
***Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5135.

By:


James Barber, Developer Obligations/Land Acquisitions

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 63010	DRP Map Date: 03/24/2009	SMC Date: / /	Report Date: 04/07/2009
Park Planning Area # 38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: INFO ONLY

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **2** = Proposed Units **1** + Exempt Units **1**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	1	0.01
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$385,621	\$3,856

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$385,621	\$3,856



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

Jodie



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 12, 2009

RFS No. 09-0008329

Parcel Map No. 063010

Vicinity: La Crescenta

Parcel Map Date: March 24, 2009 (Info Only)

The County Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 063010** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Crescenta Valley Water District**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Crescenta Valley Water District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Ken Habaradas, REHS
Bureau of Environmental Protection

STAFF USE ONLY



PROJECT NUMBER: PM063010
CASES: RENV200500151
RCUPT200500151
RZCT200500013

**** INITIAL STUDY ****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: February 8, 2006

Staff Member: Rick Kuo

Thomas Guide: 504-G5

USGS Quad: Pasadena

Location: 2716 Willowhaven Drive, La Crescenta, CA

Description of Project: The proposed project is an application for a Tentative Parcel Map to subdivide the subject parcel for three single-family lots to build two single-family residences. Existing structures on project site include a single-family residence, a swimming pool, and a wood deck. The wood deck is proposed to be removed. Site access will be taken from Rockpine Lane and Willowhaven Drive. The applicant is requesting a Zone Change from R-1-10000 to R-1-7500-DP and a Conditional Use Permit for development within a Hillside Management area and within the proposed Development Program zone. The project requires 2,114 c.y. of cut and 156 c.y. of fill. Forty truck trips with a capacity of 50 c.y. each will haul the excess 1,958 c.y. of cut to the Scholl Canyon Landfill (per 2/8/06 Tentative Parcel Map No. 063010).

Gross Area: 30,800 sf

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of La Crescenta-Montrose, and is bordered by Willowhaven Drive to the north and Rockpine Lane to the south. Land uses within 500 feet consist of single-family residences. The project site contains non-native vegetation and steep slopes to the south.

Zoning: R-1-10000 (Single Family Residence)

General Plan: Category I - Low Density Residential

Community/Area Wide Plan: N/A

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>PM26538/VAR02-211</u>	<u>2 sf lots with variance (Approved 9/29/04).</u>
<u>CP02-308</u>	<u>Addition of child care center to existing church (Approved 7/24/03).</u>
<u>OTP03-173</u>	<u>Removal of 3 oak trees (Approved 1/21/04).</u>
<u>CUP/VAR04-037</u>	<u>2-story commercial/office center (Approved 8/31/05).</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input checked="" type="checkbox"/> None <input type="checkbox"/> Regional Water Quality Control Board <input type="checkbox"/> Los Angeles Region <input type="checkbox"/> Lahontan Region <input type="checkbox"/> Coastal Commission <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> _____	<input checked="" type="checkbox"/> None <input type="checkbox"/> Santa Monica Mountains Conservancy <input type="checkbox"/> National Parks <input type="checkbox"/> National Forest <input type="checkbox"/> Edwards Air Force Base <input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns. <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	<input checked="" type="checkbox"/> None <input type="checkbox"/> SCAG Criteria <input type="checkbox"/> Air Quality <input type="checkbox"/> Water Resources <input type="checkbox"/> Santa Monica Mtns Area <input type="checkbox"/> _____
<u>Trustee Agencies</u> <input checked="" type="checkbox"/> None <input type="checkbox"/> State Fish and Game <input type="checkbox"/> State Parks <input type="checkbox"/> _____ <input type="checkbox"/> _____		<u>County Reviewing Agencies</u> <input checked="" type="checkbox"/> Subdivision Committee <input type="checkbox"/> DPW: _____ <input type="checkbox"/> Health Services: _____ <input type="checkbox"/> _____

IMPACT ANALYSIS MATRIX

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact	
			Potential Concern			
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sierra Madre Fault Zone
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential bird nesting habitat
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Conservation/maintenance
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ **MITIGATED NEGATIVE DECLARATION**, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo

Date: 7 August 2006

Approved by: Daryl Koutnik

Date: 7 AUGUST 2006

- ☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- a. ☒ Yes ☐ No ☐ Maybe Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
Project is located on the Sierra Madre Fault (LA County Safety Element - Fault Rupture Hazards and Seismicity Map).
- b. ☐ Yes ☒ No ☐ Maybe Is the project site located in an area containing a major landslide(s)?
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- c. ☐ Yes ☒ No ☐ Maybe Is the project site located in an area having high slope instability?
- d. ☐ Yes ☒ No ☐ Maybe Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- e. ☐ Yes ☒ No ☐ Maybe Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
- f. ☐ Yes ☐ No ☒ Maybe Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
2,114 c.y. of cut and 156 c.y. of fill proposed in Hillside Management Area. Excess 1,958 c.y. of cut will be hauled to Scholl Canyon Landfill.
- g. ☐ Yes ☒ No ☐ Maybe Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- h. ☐ Yes ☐ No ☐ Maybe Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a Geotechnical Report.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

(USGS Pasadena Quad Sheet).

- b. ☐ ☐ ☒ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

750 feet from Shields Canyon Debris Basin (Radius Map and LA County Safety Element - Flood Inundation Hazards Map).

- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a drainage concept.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
1/2 mile from natural gas distribution lines (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
Site access taken from Willowhaven Drive and Rockpine Lane.
- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Public water available through the Crescenta Valley Water District.
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
(LA County Safety Element - Wildland and Urban Fire Hazards Map).
- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

Applicant shall comply with all Subdivision Committee's recommendations from the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778

☐ Building Ordinance No. 2225—Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

Public water is available through the Crescenta Valley Water District.

- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?

Public sewage system is available through the LA County Sanitation Districts.

- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

N/A

- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
- ~~c. ☐ ☒ ☐ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?~~
- d. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
- e. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- f. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- g. ☐ ☐ ☐ Other factors: _____

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

2,114 c.y. of cut and 156 cubic yards of imported fill proposed.

- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

(USGS Pasadena Quad Sheet).

- d. ☐ ☐ ☒ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

Potential bird nesting habitat.

- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?

- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on biotic resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?

c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

(Los Angeles County Trail System Map).

c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?

d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration):

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?
Forty truck trips with a capacity of 50 cubic yards needed to haul excess cut.
- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?

- c. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Could the project create capacity problems at the district level?

b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

c. ☐ ☒ ☐ Could the project create student transportation problems?

d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication

☒ Government Code Section 65995

☒ Library Facilities Mitigation Fee

Served by the Glendale Unified School District.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

Nearest Sheriff's station is 2 miles away at 4554 Briggs Avenue, La Crescenta, CA 91214.

Nearest fire station is 1.6 miles away at 4526 N. Ramsdell Avenue, La Crescenta, CA 91214.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Public water is available through the Crescenta Valley Water District.

- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?

Utility providers serving project site are SCE, Southern California Gas Company, SBC, and Charter Cable Company.

- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269

☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?
- b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?
- c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
- d. ☐ ☒ ☐ Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
- d. ☐ ☒ ☐ Have there been previous uses which indicate residual soil toxicity of the site?
- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- j. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

- b. ☒ ☐ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

Subject property is zoned R-1-10000.

- c. Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☐ ☐ Other? _____

- d. ☐ ☒ ☐ Would the project physically divide an established community?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

Zone Change from R-1-10000 to R-1-7500-DP and Hillside Management and Development Program CUP requested.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

Yes No Maybe

- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-

- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

Date June 26, 2008

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: CUP 2005-00151-(5) and VAR 2007-00011-(5)

Use: Construct 2 single family residences in a hillside area with less than required lot area and modification of setbacks and retaining wall heights

Address 2716 WILLOWHAVEN DRIVE

LA CRESCENTA CA

LA CRESCENTA

Zoned District

Related zoning matters:

Tract or Parcel Map No. 063010

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

X The Denial of this request

_____ The Approval of this request

_____ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

The Regional Planning Commission failed to recognize the pattern of development in the immediate area and the fact that there are many parcels surrounding the subject property that are smaller than the proposed new parcels and erred in concluding that no other subdivisions have occurred in proximity to the subject property. The Commission also failed to accommodate any modification to the site layout that might have provided a simple resolution to one issue of concern expressed at the public hearing.

Enclosed is a check (or money order in the total amount of \$ 2,350 _____. The amount of \$ 802.00 is estimated to cover the cost of preparing for the Board of Supervisors six (6) copies of the transcript of all pertinent hearings held by the Regional Planning Commission. The amount of \$1,548.00 for applicants or \$775.00 for non-applicants is to cover the Regional Planning Department's processing fee.

Carolyn Ingram Seitz
(Signed) Appellant

CAROLYN INGRAM SEITZ
Print Name

PO BOX 265

Address

ALTADENA CA 91003-0265

626 345 1233

Day Time Telephone Number

Date June 26, 2008

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles, County Board of Supervisor
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: Tentative ~~Tract~~ Parcel Map No. 063010
Applicant: ALEX & RADOSLAVA ROGIC
Location: 2716 WILLOW HAVEN DRIVE
LA CRESCENTA, CA
LA CRESCENTA Zoned District

Related zoning matters:

CUP or VAR No. CUP 2005-00151-(5) and
VAR 2007-00011-(5)
Change of Zone Case No. _____
Other _____

This is a notice of appeal from the decision of the Regional Planning Commission in the subject case. Submitted herewith is a check (or money order), in the total amount of \$1,548.00. The fee of \$260.00 is to cover the cost of a hearing by the Board of Supervisors and the fee of \$1,288.00 is to cover the Regional Planning Department's processing fee.

This is to appeal: (Check one)

☒ The Denial of this request

☐ The Approval of this request

☐ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

The Regional Planning Commission failed to recognize the pattern of development in the immediate area and the fact that there are many parcels surrounding the subject property that are smaller than the proposed new parcels and erred in concluding that no other subdivisions have occurred in proximity to the subject property. The Commission also failed to accommodate any modification to the site layout that might have provided a simple resolution to one issue of concern expressed at the public hearing.

Please set this matter for hearing as follows: (Check one)

☐ In accordance with Section 66452.5 of the Government Code, please set this matter for hearing within 30 days of the receipt of this appeal.

- or -

☒ In accordance with Section 66452.5 of the Government Code, I hereby request that this matter not be set for hearing until further notice from me.

Carolyn Ingram Seitz
(Signed) Appellant

CAROLYN INGRAM SEITZ
Print Name

PO Box 265

Address

ALTADENA CA 91003-0265

626 345 1233

Day Time Telephone Number



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



**CERTIFIED-RECEIPT
REQUESTED**

Bruce W. McClendon FAICP
Director of Planning

June 19, 2008

Mr. Alex Rogic
2716 Willowhaven Drive
La Crescenta, California 91214

**SUBJECT: TENTATIVE PARCEL MAP NO. 063010
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)
MAP DATE: NOVEMBER 20, 2007**

Dear Applicant:

A public hearing on Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) was held the Los Angeles County Regional Planning Commission ("Commission") on May 21, 2008 and June 18, 2008.

After considering the evidence presented, the Commission in its action on June 18, 2008, **denied** the Tentative Parcel Map along with Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5), in accordance with the Subdivision Map Act, and Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code. A copy of the denial findings is attached.

The decision of the Commission regarding the Tentative Map, Variance and Conditional Use Permit shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

- In accordance with the requirements of the Subdivision Map Act, the Tentative Map may be appealed within 10 days following the decision of the Commission. The appeal period ends on **June 30, 2008**.
- In accordance with the requirements of Title 22, the Variance and Conditional Use Permit may be appealed within 14 days following the receipt of the decision.

The decision of the Commission regarding the Tentative Map, Variance and Conditional Use Permit may be appealed to the Board. **If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee.**

TENTATIVE PARCEL MAP NO. 063010
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)
Denial Letter

Page 2 of 2

The fee for the appeal process is \$1,548.00 for the applicant and \$775.00 for non-applicant(s).

To initiate the appeal, submit a check made payable to the Los Angeles County Board of Supervisors, along with an appeal letter to Ms. Robin A. Guerrero, Deputy Executive Officer, Los Angeles County Board of Supervisors, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. **Please be advised that your appeal will be rejected if the check is not submitted with the letter.**

If you have any questions regarding this matter, please contact Mr. Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Alexandrea C. Baldin
for

Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:jds

Attachments: Findings

c: Subdivision Committee
Board of Supervisors, Attn: Paul Novak, AICP, Planning Deputy
Building and Safety
Crescenta Valley Town Council
Carolyn Seitz
Nina Beyt
Jelena Rasovich
Bob Lemke

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
TENTATIVE PARCEL MAP NO. 063010**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 063010 on May 21, 2008 and June 18, 2008. Tentative Parcel Map No. 063010 was heard concurrently with Conditional Use Permit Case No. 2005-00151-(5) and Variance Case No. 2007-00011-(5).
2. Tentative Parcel Map No. 063010 is a request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
3. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The proposed subdivision is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Los Angeles Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map dated November 20, 2007 is a flag lot gaining access via an existing 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcel Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, with R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, both to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcel Nos. 1 and 2. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the General Plan. Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They propose building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet are proposed within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard areas of each residential parcel.
17. Staff received approximately 34 letters or correspondence from local residents-- 19 opposed and 15 in favor of the proposed development. In addition, staff received two petitions-- one with 57 signatures in opposition to the project, and another with 41 signatures in support of the project. Staff received the support petition on May 20, 2008 and provided it to the Commission at the May 21, 2008 Commission public hearing. Finally, staff received a letter from the Crescenta Valley Town Council ("Town Council") on May 20, 2008. In the correspondence received by staff, those in opposition stated concerns related to the applicant's previous subdivision request, denied by the Commission in 1987; the violation of the existing Conditions, Covenants and Restrictions

("CC&Rs") for the underlying Tract No. 21972; overall community compatibility; the aesthetic impact of retaining walls and future residences; slope stability/landslides; drainage; adequate open/"green" space; haul route impacts to existing roads; additional traffic to be generated after new homes are built; and traffic safety and parking concerns along Rockpine Lane.

18. Correspondence in support indicated that the project will benefit the community by developing an underutilized portion of land along Rockpine Lane; appear aesthetically pleasing and not disrupt aesthetic views along of hillside; not intrude on the neighbors' privacy; improve property values in the area; utilize existing sewer, water and road infrastructure; help to eliminate existing brush fire hazards; preserve a large amount of open space; and provide additional housing needed in the community.
19. The Town Council, in its meeting on May 15, 2008, decided to take a neutral position on the proposed project. In its letter dated May 19, 2008, the Town Council outlined the details of its May 15th meeting and attached a table of the specific concerns expressed by the residents in attendance. The table also indicates that at the meeting, a total of 38 people indicated their concern of the project-- 34 in opposition and four in favor.
20. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant's representative and the public. The applicant's representative made a presentation describing the proposed development. The Commission then heard testimony from three persons in support of the project, followed by testimony from 17 persons opposed. The applicant's representative was allowed one round of rebuttal before the Commission ended testimony and began its discussion.
21. On May 21, 2008 the Commission heard testimony from three persons who supported the project. Those in support stated that a "no growth" attitude exists in the community, creating a "double-standard" that is unfair to the applicant and his plans to improve his land. They stated that the future residences on the subject property will be constructed to a higher engineering standard than the existing surrounding residences and that all needed services, infrastructure and schools are already present. Supporters also emphasized that the project will be both an "improvement" and "benefit" to the community and that many property improvements (such as remodels, additions, etc.) have happened in the community and that they should "all" be supported. Finally, supporters remarked that the proposed lots are larger than many of the existing surrounding lots and that a wide street frontage is proposed for the new parcels along Rockpine Lane, which is consistent with the community.
22. On May 21, 2008 the Commission also heard testimony from 17 persons opposed to the project. Regarding the overall project proposal, opponents stated that proposed development is not in character with the community and that the project does not conform to the "overall plan of the area". In addition, the point was made that an "out of

control" subdivision precedent should not be set in the community. Opponents also stated that the same denial findings from 1987 are still valid today and that an approval would "reverse the old decision", setting a bad precedent. Opponents stated that the original tract CC&Rs influenced their decision to move to the area, they wanted them to be upheld, and that the project does not comply with the CC&Rs (which are "in force" and are a "living document"). Lastly, opponents claimed that those in support of the project do not live in the immediate area.

23. Regarding the site plan/design of the project, opponents stated that the existing lots were originally graded as "flat pads", and that the applicant's proposed "terraced" parcels, proposed setbacks and homes, are out-of-character with the community. It was stated by the opposition that the original subdivider provided "flat lots, similar floor plan designs and longer driveways", which are of a different character than the proposed development. Opponents also stated that the proposed front yard setbacks are an "unprecedented" five feet from the curb, and that the design provides inadequate driveway parking. Opponents claimed that there are no "[re]subdivided properties" in La Crescenta and stressed that the community should be preserved as "stable and developed."
24. Opponents also commented on the feasibility/engineering of the project, arguing that the slopes on the subject property are at least 40 to 50 percent and too steep to develop. Opponents stated that the project will be adversely affected by "erosion" forces and that the terrain of the subject property is "unstable alluvial fan," poses a landslide risk, and referenced the previous collapse of retaining walls at a nearby Sheriff's Station--emphasizing that heavy rains in the area can cause landslides, floods and structure failures.
25. During the May 21, 2008 Commission public hearing, the applicant's representative gave rebuttal testimony and stated that the geology and soils reports have been reviewed by the Los Angeles County Department of Public Works, with clearances issued. The representative emphasized that today's subdivision standards are "much more rigorous", ensuring a safer and more compatible project. The representative also claimed that there have been "no significant landslides" in the existing subdivision. The representative clarified that the proposed setbacks are five feet for garages and 10 feet for the residences, and added that the project "preserves significant views" and the applicant has done a "good job" to adapt the development to the terrain. Finally, the representative stated that the CC&Rs have not been violated and do not preclude subdivisions.
26. On May 21, 2008 the Commission considered all testimony and discussed the facts of the case. First, the Commission discussed that while staff, in its analysis, has found that the project "can work," it was the Commission's responsibility to determine whether the development "should be" permitted.

27. On May 21, 2008 the Commission discussed the project's consistency with General Plan Infill Policies and Hillside Management Performance Review Criteria. The Commission indicated that infill development should be supported, but not in the "suburban" community where the subject property is located. The subject project constitutes an "urban" style of infill development that is not compatible with General Plan infill provisions. The Commission also indicated that although the development is "feasible", the project is "stretching" the limits and intent of the Hillside Management provisions of the General Plan. The Commission stated that the Hillside Management provisions were written to "protect the hillside" and that the term "innovation" stated in the Hillside Management Performance Review Criteria applied in designing hillside projects, was "misused" to support the subject project, leading to an inappropriate development proposal.
28. On May 21, 2008 the Commission also discussed the project's community compatibility and character, and the suitability of the site for development, indicating that there are too many "community inconsistencies" with the proposed development, such as reduced front yard setbacks, "terraced" home design/floor plan, over-reliance on tall retaining walls, shortened driveway entrances and insufficient/incompatible rear yard area. The Commission stated that the local area is currently not "transitioning from suburban to urban" and that the project is "out-of-character" and will set a precedent if approved. Further, the Commission reasoned that if the project was approved, other large lots in the community "can be expected to subdivide" and that not all of the neighborhood impacts of the proposed project can be predicted. The Commission indicated that it is "not the right time or place" for the proposed subdivision and that the area may not be "the right environment" to allow a subdivision with a zoning variance. The development is "technically feasible," but the neighborhood character would be changed "dramatically". Finally, the Commission indicated that the project, if approved, would "disrupt" many of the original tract's homeowners still residing in the community for 40 or more years.
29. On May 21, 2008 the Commission, after considering all of the testimony, continued the public hearing until June 18, 2008, and instructed staff to prepare findings for denial.
30. On June 18, 2008, the Commission heard a presentation from staff as well as testimony from the applicant. The applicant reiterated some of the previous arguments in favor of the project, such as the project's unique site location and size, wide street frontage along Rockpine Lane, more than the required amount of open space proposed and ability to support lot sizes greater than many existing developed lots in the immediate area. The applicant rebutted previous statements made by the opponents that this project, if approved, would set a precedent for "100 or more subdivisions" in the area. The applicant responded that only three lots or "areas" in the community are large enough to accommodate a subdivision on the scale of the subject project. In addition, the applicant

indicated that two "resubdivisons" of lots within the original tract were previously approved within the community, contrary to the claims of opposing testimony that the subject project would be "unprecedented." Lastly, the applicant stated that he would be willing to make modifications to the proposed development to address some of the Commission's concerns, such as "abandon" the terracing grading technique, use lower retaining walls and increase the length of the front yard driveway from a proposed five feet to a maximum of 15 feet.

31. On June 18, 2008, the Commission continued to discuss the proposed development. Regarding the applicant's new testimony, the Commission reiterated its position that although the project is technically feasible, it violates the intent of the County's Hillside Management Ordinance. The Commission further stated that "no new information presented could modify its position" that the project is inconsistent with the Hillside Management Ordinance. Finally, the Commission affirmed that the Hillside Management Ordinance was not meant to function as "a technical tool to parcel-out hillsides."
32. On June 18, 2008, the Commission closed the public hearing and denied Tentative Parcel Map No. 063010.
33. The denial of the subdivision request is based on the following findings:
 - A. The design of improvement of the proposed subdivision is inconsistent with the General Plan, including hillside management provisions.
 - B. There is some evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
 - C. The site is physically unsuitable for the type of development and density being proposed, since the property does not have adequate building sites to be developed.
34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 063010 is **denied**.

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
VARIANCE CASE NO. 2007-00011-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Variance Case No. 2007-00011-(5) on May 21, 2008 and June 18, 2008. Variance Case No. 2007-00011-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5).
2. Variance Case No. 2007-00011-(5) is a request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each), and also to allow retaining walls higher than six feet within the side and rear yard setbacks.
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is a related request to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
6. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
7. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
8. There are no Oak trees existing on the subject site.
9. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcel Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.
10. The project site is zoned R-1-10,000.
11. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.

12. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
13. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcel Nos. 1 and 2. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
14. The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
15. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet will be used within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
16. Staff received approximately 34 letters or correspondence from local residents-- 19 opposed and 15 in favor of the proposed development. In addition, staff received two petitions-- one with 57 signatures in opposition to the project, and another with 41 signatures in support of the project. Staff received the support petition on May 20, 2008 and provided it to the Commission at the May 21, 2008 Commission public hearing. Finally, staff received a letter from the Crescenta Valley Town Council ("Town Council") on May 20, 2008. In the correspondence received by staff, those in opposition stated concerns related to the applicant's previous subdivision request, denied by the Commission in 1987; the violation of the existing Conditions, Covenants and Restrictions ("CC&Rs") for the underlying Tract No. 21972; overall community compatibility; the aesthetic impact of retaining walls and future residences; slope stability/landslides; drainage; adequate open/"green" space; haul route impacts to

existing roads; additional traffic to be generated after new homes are built; and traffic safety and parking concerns along Rockpine Lane.

17. Correspondence in support indicated that the project will benefit the community by developing an underutilized portion of land along Rockpine Lane; appear aesthetically pleasing and not disrupt aesthetic views along of hillside; not intrude on the neighbors' privacy; improve property values in the area; utilize existing sewer, water and road infrastructure; help to eliminate existing brush fire hazards; preserve a large amount of open space; and provide additional housing needed in the community.
18. The Town Council, in its meeting on May 15, 2008, decided to take a neutral position on the proposed project. In its letter dated May 19, 2008, the Town Council outlined the details of its May 15th meeting and attached a table of the specific concerns expressed by the residents in attendance. The table also indicates that at the meeting, a total of 38 people indicated their concern of the project-- 34 in opposition and four in favor.
19. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant's representative and the public. The applicant's representative made a presentation describing the proposed development. The Commission then heard testimony from three persons in support of the project, followed by testimony from 17 persons opposed. The applicant's representative was allowed one round of rebuttal before the Commission ended testimony and began its discussion.
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stated that the same denial findings from 1987 are still valid today and that an approval would "reverse the old decision", setting a bad precedent. Opponents stated that the original tract CC&Rs influenced their decision to move to the area, they wanted them to be upheld, and that the project does not comply with the CC&Rs (which are "in force" and are a "living document"). Lastly, opponents claimed that those in support of the project do not live in the immediate area.

22. Regarding the site plan/design of the project, opponents stated that the existing lots were originally graded as "flat pads", and that the applicant's proposed "terraced" parcels, proposed setbacks and homes, are out-of-character with the community. It was stated by the opposition that the original subdivider provided "flat lots, similar floor plan designs and longer driveways", which are of a different character than the proposed development. Opponents also stated that the proposed front yard setbacks are an "unprecedented" five feet from the curb, and that the design provides inadequate driveway parking. Opponents claimed that there are no "[re]subdivided properties" in La Crescenta and stressed that the community should be preserved as "stable and developed."
23. Opponents also commented on the feasibility/engineering of the project, arguing that the slopes on the subject property are at least 40 to 50 percent and too steep to develop. Opponents stated that the project will be adversely affected by "erosion" forces and that the terrain of the subject property is "unstable alluvial fan," poses a landslide risk, and referenced the previous collapse of retaining walls at a nearby Sheriff's Station-- emphasizing that heavy rains in the area can cause landslides, floods and structure failures.
24. During the May 21, 2008 Commission public hearing, the applicant's representative gave rebuttal testimony and stated that the geology and soils reports have been reviewed by the Los Angeles County Department of Public Works, with clearances issued. The representative emphasized that today's subdivision standards are "much more rigorous", ensuring a safer and more compatible project. The representative also claimed that there have been "no significant landslides" in the existing subdivision. The representative clarified that the proposed setbacks are five feet for garages and 10 feet for the residences, and added that the project "preserves significant views" and the applicant has done a "good job" to adapt the development to the terrain. Finally, the representative stated that the CC&Rs have not been violated and do not preclude subdivisions.
25. On May 21, 2008 the Commission considered all testimony and discussed the facts of the case. First, the Commission discussed that while staff, in its analysis, has found that the project "can work," it was the Commission's responsibility to determine whether the development "should be" permitted.

26. On May 21, 2008 the Commission discussed the project's consistency with General Plan Infill Policies and Hillside Management Performance Review Criteria. The Commission indicated that infill development should be supported, but not in the "suburban" community where the subject property is located. The subject project constitutes an "urban" style of infill development that is not compatible with General Plan infill provisions. The Commission also indicated that although the development is "feasible", the project is "stretching" the limits and intent of the Hillside Management provisions of the General Plan. The Commission stated that the Hillside Management provisions were written to "protect the hillside" and that the term "innovation" stated in the Hillside Management Performance Review Criteria applied in designing hillside projects, was "misused" to support the subject project, leading to an inappropriate development proposal.
27. On May 21, 2008 the Commission also discussed the project's community compatibility and character, and the suitability of the site for development, indicating that there are too many "community inconsistencies" with the proposed development, such as reduced front yard setbacks, "terraced" home design/floor plan, over-reliance on tall retaining walls, shortened driveway entrances and insufficient/incompatible rear yard area. The Commission stated that the local area is currently not "transitioning from suburban to urban" and that the project is "out-of-character" and will set a precedent if approved. Further, the Commission reasoned that if the project was approved, other large lots in the community "can be expected to subdivide" and that not all of the neighborhood impacts of the proposed project can be predicted. The Commission indicated that it is "not the right time or place" for the proposed subdivision and that the area may not be "the right environment" to allow a subdivision with a zoning variance. The development is "technically feasible," but the neighborhood character would be changed "dramatically". Finally, the Commission indicated that the project, if approved, would "disrupt" many of the original tract's homeowners still residing in the community for 40 or more years.
28. On May 21, 2008 the Commission, after considering all of the testimony, continued the public hearing until June 18, 2008, and instructed staff to prepare findings for denial.
29. On June 18, 2008, the Commission heard a presentation from staff as well as testimony from the applicant. The applicant reiterated some of the previous arguments in favor of the project, such as the project's unique site location and size, wide street frontage along Rockpine Lane, more than the required amount of open space proposed and ability to support lot sizes greater than many existing developed lots in the immediate area. The applicant rebutted previous statements made by the opponents that this project, if approved, would set a precedent for "100 or more subdivisions" in the area. The applicant responded that only three lots or "areas" in the community are large enough to accommodate a subdivision on the scale of the

subject project. In addition, the applicant indicated that two "resubdivisions" of lots within the original tract were previously approved within the community, contrary to the claims of opposing testimony that the subject project would be "unprecedented." Lastly, the applicant stated that he would be willing to make modifications to the proposed development to address some of the Commission's concerns, such as "abandon" the terracing grading technique, use lower retaining walls and increase the length of the front yard driveway from a proposed five feet to a maximum of 15 feet.

30. On June 18, 2008, the Commission continued to discuss the proposed development. Regarding the applicant's new testimony, the Commission reiterated its position that although the project is technically feasible, it violates the intent of the County's Hillside Management Ordinance. The Commission further stated that "no new information presented could modify its position" that the project is inconsistent with the Hillside Management Ordinance. Finally, the Commission affirmed that the Hillside Management Ordinance was not meant to function as "a technical tool to parcel-out hillsides."
31. On June 18, 2008, after considering all testimony, the Commission closed the public hearing and denied Variance Case No. 2007-00011-(5).
32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That despite special circumstances or exceptional characteristics applicable to the property, the strict application of the code does not deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications; and
- B. That the adjustment authorized will constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated; and
- C. That strict application of zoning regulations as they apply to such property will not result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards; and

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- D. That such adjustment will be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THEREFORE, in view of the findings of fact and conclusions presented above, Variance Case No. 2007-00011-(5) is **denied**.

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 2005-00151-(5) on May 21, 2008 and June 18, 2008. Conditional Use Permit Case No. 2005-00151-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5).
2. A Conditional Use Permit ("CUP") is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres (0.65 net acres).
4. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
5. The proposed project is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcel Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcels 1 and 2. Single-family residences are permitted in the R-1-10,000 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
17. Staff received approximately 34 letters or correspondence from local residents-- 19 opposed and 15 in favor of the proposed development. In addition, staff received two petitions-- one with 57 signatures in opposition to the project, and another with 41 signatures in support of the project. Staff received the support petition on May 20, 2008 and provided it to the Commission at the May 21, 2008 Commission public hearing. Finally, staff received a letter from the Crescenta Valley Town Council ("Town Council") on May 20, 2008. In the correspondence received by staff, those in opposition stated concerns related to the applicant's previous subdivision request, denied by the Commission in 1987; the violation of the existing Conditions, Covenants and Restrictions ("CC&Rs") for the underlying Tract No. 21972; overall community

compatibility; the aesthetic impact of retaining walls and future residences; slope stability/landslides; drainage; adequate open/"green" space; haul route impacts to existing roads; additional traffic to be generated after new homes are built; and traffic safety and parking concerns along Rockpine Lane.

18. Correspondence in support indicated that the project will benefit the community by developing an underutilized portion of land along Rockpine Lane; appear aesthetically pleasing and not disrupt aesthetic views along of hillside; not intrude on the neighbors' privacy; improve property values in the area; utilize existing sewer, water and road infrastructure; help to eliminate existing brush fire hazards; preserve a large amount of open space; and provide additional housing needed in the community.
19. The Town Council, in its meeting on May 15, 2008, decided to take a neutral position on the proposed project. In its letter dated May 19, 2008, the Town Council outlined the details of its May 15th meeting and attached a table of the specific concerns expressed by the residents in attendance. The table also indicates that at the meeting, a total of 38 people indicated their concern of the project-- 34 in opposition and four in favor.
20. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant's representative and the public. The applicant's representative made a presentation describing the proposed development. The Commission then heard testimony from three persons in support of the project, followed by testimony from 17 persons opposed. The applicant's representative was allowed one round of rebuttal before the Commission ended testimony and began its discussion.
21. On May 21, 2008 the Commission heard testimony from three persons who supported the project. Those in support stated that a "no growth" attitude exists in the community, creating a "double-standard" that is unfair to the applicant and his plans to improve his land. They stated that the future residences on the subject property will be constructed to a higher engineering standard than the existing surrounding residences and that all needed services, infrastructure and schools are already present. Supporters also emphasized that the project will be both an "improvement" and "benefit" to the community and that many property improvements (such as remodels, additions, etc.) have happened in the community and that they should "all" be supported. Finally, supporters remarked that the proposed lots are larger than many of the existing surrounding lots and that a wide street frontage is proposed for the new parcels along Rockpine Lane, which is consistent with the community.
22. On May 21, 2008 the Commission also heard testimony from 17 persons opposed to the project. Regarding the overall project proposal, opponents stated that proposed development is not in character with the community and that the project does not conform to the "overall plan of the area". In addition, the point was made that an "out of control" subdivision precedent should not be set in the community. Opponents also

stated that the same denial findings from 1987 are still valid today and that an approval would "reverse the old decision", setting a bad precedent. Opponents stated that the original tract CC&Rs influenced their decision to move to the area, they wanted them to be upheld, and that the project does not comply with the CC&Rs (which are "in force" and are a "living document"). Lastly, opponents claimed that those in support of the project do not live in the immediate area.

23. Regarding the site plan/design of the project, opponents stated that the existing lots were originally graded as "flat pads", and that the applicant's proposed "terraced" parcels, proposed setbacks and homes, are out-of-character with the community. It was stated by the opposition that the original subdivider provided "flat lots, similar floor plan designs and longer driveways", which are of a different character than the proposed development. Opponents also stated that the proposed front yard setbacks are an "unprecedented" five feet from the curb, and that the design provides inadequate driveway parking. Opponents claimed that there are no "[re]subdivided properties" in La Crescenta and stressed that the community should be preserved as "stable and developed."
24. Opponents also commented on the feasibility/engineering of the project, arguing that the slopes on the subject property are at least 40 to 50 percent and too steep to develop. Opponents stated that the project will be adversely affected by "erosion" forces and that the terrain of the subject property is "unstable alluvial fan," poses a landslide risk, and referenced the previous collapse of retaining walls at a nearby Sheriff's Station-- emphasizing that heavy rains in the area can cause landslides, floods and structure failures.
25. During the May 21, 2008 Commission public hearing, the applicant's representative gave rebuttal testimony and stated that the geology and soils reports have been reviewed by the Los Angeles County Department of Public Works, with clearances issued. The representative emphasized that today's subdivision standards are "much more rigorous", ensuring a safer and more compatible project. The representative also claimed that there have been "no significant landslides" in the existing subdivision. The representative clarified that the proposed setbacks are five feet for garages and 10 feet for the residences, and added that the project "preserves significant views" and the applicant has done a "good job" to adapt the development to the terrain. Finally, the representative stated that the CC&Rs have not been violated and do not preclude subdivisions.
26. On May 21, 2008 the Commission considered all testimony and discussed the facts of the case. First, the Commission discussed that while staff, in its analysis, has found that the project "can work," it was the Commission's responsibility to determine whether the development "should be" permitted.

27. On May 21, 2008 the Commission discussed the project's consistency with General Plan Infill Policies and Hillside Management Performance Review Criteria. The Commission indicated that infill development should be supported, but not in the "suburban" community where the subject property is located. The subject project constitutes an "urban" style of infill development that is not compatible with General Plan infill provisions. The Commission also indicated that although the development is "feasible", the project is "stretching" the limits and intent of the Hillside Management provisions of the General Plan. The Commission stated that the Hillside Management provisions were written to "protect the hillside" and that the term "innovation" stated in the Hillside Management Performance Review Criteria applied in designing hillside projects, was "misused" to support the subject project, leading to an inappropriate development proposal.
28. On May 21, 2008 the Commission also discussed the project's community compatibility and character, and the suitability of the site for development, indicating that there are too many "community inconsistencies" with the proposed development, such as reduced front yard setbacks, "terraced" home design/floor plan, over-reliance on tall retaining walls, shortened driveway entrances and insufficient/incompatible rear yard area. The Commission stated that the local area is currently not "transitioning from suburban to urban" and that the project is "out-of-character" and will set a precedent if approved. Further, the Commission reasoned that if the project was approved, other large lots in the community "can be expected to subdivide" and that not all of the neighborhood impacts of the proposed project can be predicted. The Commission indicated that it is "not the right time or place" for the proposed subdivision and that the area may not be "the right environment" to allow a subdivision with a zoning variance. The development is "technically feasible," but the neighborhood character would be changed "dramatically". Finally, the Commission indicated that the project, if approved, would "disrupt" many of the original tract's homeowners still residing in the community for 40 or more years.
29. On May 21, 2008 the Commission, after considering all of the testimony, continued the public hearing until June 18, 2008, and instructed staff to prepare findings for denial.
30. On June 18, 2008, the Commission heard a presentation from staff as well as testimony from the applicant. The applicant reiterated some of the previous arguments in favor of the project, such as the project's unique site location and size, wide street frontage along Rockpine Lane, more than the required amount of open space proposed and ability to support lot sizes greater than many existing developed lots in the immediate area. The applicant rebutted the statement made by the opponents that this project, if approved, would set a precedent for "100 or more subdivisions" in the area. The applicant responded that only three lots or "areas" in the community are large enough to accommodate a subdivision on the scale of the subject project. In addition, the applicant alleged that two "resubdivisions" of lots within the original tract were previously

previously approved within the community, contrary to the claims of opposing testimony that the subject project would be "unprecedented." Lastly, the applicant stated that he would be willing to make modifications to the proposed development to address some of the Commission's concerns, such as "abandon" the terracing grading technique, use lower retaining walls and increase the length of the front yard driveway from a proposed five feet to a maximum of 15 feet.

31. On June 18, 2008, the Commission continued to discuss the proposed development. Regarding the applicant's new testimony, the Commission reiterated its position that although the project is technically feasible, it violates the intent of the County's Hillside Management Ordinance. The Commission further stated that "no new information presented could modify its position" that the project is inconsistent with the Hillside Management Ordinance. Finally, the Commission affirmed that the Hillside Management Ordinance was not meant to function as "a technical tool to parcel-out hillsides."
32. On June 18, 2008, the Commission closed the public hearing and denied Conditional Use Permit No. 2005-00151-(5).
33. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is inconsistent with the General Plan, including hillside management provisions; and
- B. The requested use at the proposed location will:
 - i. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - ii. Be materially detrimental to the use, enjoyment and valuation of property of other persons located in the vicinity of the site, or
 - iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. The proposed site is inadequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development

CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)
FINDINGS

Page 7 of 7

features prescribed in this title, or as is otherwise required in order to integrate said use with the uses surrounding the area; and

D. The proposed site is adequately served:

- i. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- ii. By other public or private service facilities as are required; and

In hillside management areas:

- A. The burden of proof for hillside management design review has not been met by the applicant; and
- B. The denial of proposed dwelling units exceeding the midpoint of the permitted density range in urban hillsides is based on the inability to mitigate problems of public safety, design and/or environmental considerations, as provided in the County Code and the General Plan.

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2005-00151-(5) is **denied**.



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. **PM063010-(5)**
PARCEL MAP NO. **063010**
VARIANCE NO. **2007-00011-(5)**
CONDITIONAL USE PERMIT NO. **2005-00151-(5)**

RPC/HO MEETING DATE
6/18/08

CONTINUE TO

AGENDA ITEM(S)

8 a, b, c

PUBLIC HEARING DATES

5/21/08, 6/18/08

APPLICANT Alex Rogic	OWNER Alex Rogic	REPRESENTATIVE Carolyn Seitz
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REQUEST

Tentative Parcel Map: To create three single-family parcels (including one flag lot) on 0.73 gross acres.

Variance: To allow less than the required lot area in the R-1-10,000 zone for two parcels each with a net lot area of 7,724 square feet, and retaining walls higher than six feet within the side and rear yard setbacks.

Conditional Use Permit: To ensure compliance with urban hillside management design review criteria.

LOCATION/ADDRESS

2716 Willowhaven Drive

ZONED DISTRICT

La Crescenta

ACCESS

Willowhaven Drive, Rockpine Lane

COMMUNITY

La Crescenta-Montrose

EXISTING ZONING

R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Net Lot Area)

SIZE

0.73 gross acres (0.65 net)

EXISTING LAND USE

Residential

SHAPE

Irregular/Flag Lot

TOPOGRAPHY

Moderate to Steep Slopes

SURROUNDING LAND USES & ZONING

North: Single-Family Residential/R-1-10,000

East: Single-Family Residential/R-1-10,000

South: Single-Family Residential, Debris Basin/R-1-10,000

West: Single-Family Residential, Debris Basin/R-1-10,000, R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Net Lot Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential)	4 DU	Yes

ENVIRONMENTAL STATUS

Negative Declaration – On the basis of the Initial Study prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project qualifies for a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

DESCRIPTION OF SITE PLAN

The tentative map and Exhibit "A" dated November 20, 2007 depicts one existing residence at the top of a hillside, with an existing swimming pool and wooden deck. The wooden deck is proposed to be removed. The existing single-family residence is located on proposed Parcel 3, which is a flag lot with a gross area of 15,352 square feet. It has a fee access strip of 27 feet wide and provides 16 feet of paved access to Willowhaven Drive, a 46-foot wide private street with 36 feet of paved width. The remaining property is to be subdivided into Parcels 1 and 2. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane, and the proposed building pads on each parcel use "terraced" grading. There are 2,114 cubic yards of "cut" and 156 cubic yards of "fill" grading proposed for the project, with 1,958 cubic yards of offsite export. Proposed Parcels 1 and 2 each have a net area of 7,724 square feet. Parcels 1 and 2 directly access Rockpine Lane, a 44-foot wide private street with 36 feet of paved width. Overall, 17,377 square feet (61 percent) of the project area will consist of both natural open space and planted landscaping.

KEY ISSUES

- The Regional Planning Commission denied this project due to its inconsistency with General Plan Hillside Management provisions and incompatibility with the surrounding community.
- The Variance request is to allow two reduced-size parcels of 7,724 square feet each for two parcels, and retaining walls higher than six feet within the side and rear yard setbacks of proposed Parcel Nos. 1 and 2.
- The Conditional Use Permit for urban hillside management is to allow three dwelling units on the subject property.
- A total of 25 percent (7,025 square feet) of open space is required, and 61 percent (17,377 square feet) is proposed.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON MR. JODIE D. SACKETT		
RPC HEARING DATE (S) 5/21/08, 6/18/08	RPC ACTION DATE 6/18/08	RPC RECOMMENDATION DENIAL
MEMBERS VOTING AYE HELSLEY, MODUGNO, REW	MEMBERS VOTING NO NONE	MEMBERS ABSENT BELLAMY, VALADEZ
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS*	PETITIONS	LETTERS
(O) 17 (F) 3	(O) 1 (F) 1	(O) 19 (F) 15

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements X Parkway X Driveway Apron _____ Street Lights_____ Street Trees _____ Traffic Signal(s) X Sidewalks _____ Off Site Paving☐ Water Mains and Hydrants ☐ Underground Utilities _____ ATSAC System☒ Drainage Facilities (SUSMP)☒ Sewer☒ Park Dedication "In-Lieu Fee"

ISSUES AND ANALYSIS

Key issues continued from Page 1:

The existing flag lot will remain, with a 27-foot-wide flag strip and 16 feet of paved access, and the two additional parcels will have separate access directly from Rockpine Lane.

The existing residence will be required to upgrade to a sprinkler system.

The project area is within the La Crescenta-Montrose Community Standards District, but the provisions related to R-3 zoned developments do not apply.

SITE/ZONING HISTORY

Zoning: The La Crescenta Zoned District was created by Ordinance No. 2164 effective November 23, 1932.

Subdivisions: Tract Map No. 29172, recorded on June 2, 1965, originally created the subject flag lot parcel as Lot 41 on the final map. Parcel Map No. 17188, a proposal to create two single-family parcels on the subject property, was filed on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986. The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Los Angeles County Regional Planning Commission ("Commission") and the denial was sustained on October 1, 1986. The denial was appealed to the Los Angeles County Board of Supervisors ("Board") on January 22, 1987. After one continuance, the denial was upheld and issued on September 29, 1987.

Prepared by: Mr. Jodie Sackett

RPC MEETING DATE

May 21, 2008

AGENDA ITEM NO.

6 a, b, c

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: PM063010-(5)

CASE NO. Tentative Parcel Map No. 063010
Variance Case No. 2007-00011-(5)
Conditional Use Permit Case No. 2005-00151-(5)

CASE PLANNER: Mr. Jodie Sackett, Land Divisions Section

- ☒ FACTUAL
- ☒ GIS-NET MAP
- ☒ THOMAS BROTHERS GUIDE MAP PAGE
- ☒ STAFF REPORT
- ☒ DRAFT FINDINGS AND CONDITIONS FOR APPROVAL
- ☒ ENVIRONMENTAL DOCUMENTATION (Negative Declaration)
- ☒ BURDEN OF PROOF STATEMENTS (Variance, CUP)
- ☒ CORRESPONDENCE
- ☒ ORTHO-IMAGERY (of subject property)
- ☒ BUILDING PLANS (site plan, floor plan, elevation, cross section)
- ☒ LOT AREA EXHIBIT (showing surrounding parcel sizes)
- ☒ TENTATIVE PARCEL MAP
- ☒ EXHIBIT "A"
- ☒ LAND USE RADIUS MAP

Reviewed By: Alexandria C. Baldwin



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. **PM063010-(5)**
PARCEL MAP NO. 063010
VARIANCE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT NO. 2005-00151-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) 6 a, b, c	
PUBLIC HEARING DATE May 21, 2008	

APPLICANT Alex Rogic	OWNER Alex Rogic	REPRESENTATIVE Carolyn Seitz
-------------------------	---------------------	---------------------------------

REQUEST

Tentative Parcel Map: To create three single-family parcels (including one flag lot) on 0.73 gross acres.

Variance: To allow less than the required lot area in the R-1-10,000 zone for two parcels each with a net lot area of 7,724 square feet, and retaining walls higher than six feet within the side and rear yard setbacks.

Conditional Use Permit: To ensure compliance with urban hillside management design review criteria.

LOCATION/ADDRESS

2716 Willowhaven Drive

ACCESS

Willowhaven Drive, Rockpine Lane

ZONED DISTRICT

La Crescenta

COMMUNITY

La Crescenta-Montrose

EXISTING ZONING

R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Net Lot Area)

SIZE

0.73 gross acres (0.65 net)

EXISTING LAND USE

Residential

SHAPE

Irregular/Flag Lot

TOPOGRAPHY

Moderate to Steep Slopes

SURROUNDING LAND USES & ZONING

North: Single-Family Residential/R-1-10,000

East: Single-Family Residential/R-1-10,000

South: Single-Family Residential, Debris Basin/R-1-10,000

West: Single-Family Residential, Debris Basin/R-1-10,000, R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Net Lot Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential)	4 DU	Yes

ENVIRONMENTAL STATUS

Negative Declaration – On the basis of the Initial Study prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project qualifies for a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

DESCRIPTION OF SITE PLAN

The tentative map and Exhibit "A" dated November 20, 2007 depicts one existing residence at the top of a hillside, with an existing swimming pool and wooden deck. The wooden deck is proposed to be removed. The existing single-family residence is located on proposed Parcel 3, which is a flag lot with a gross area of 15,352 square feet. It has a fee access strip of 27 feet wide and provides 16 feet of paved access to Willowhaven Drive, a 46-foot wide private street with 36 feet of paved width. The remaining property is to be subdivided into Parcels 1 and 2. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane, and the proposed building pads on each parcel use "terraced" grading. There are 2,114 cubic yards of "cut" and 156 cubic yards of "fill" grading proposed for the project, with 1,958 cubic yards of offsite export. Proposed Parcels 1 and 2 each have a net area of 7,724 square feet. Parcels 1 and 2 directly access Rockpine Lane, a 44-foot wide private street with 36 feet of paved width. Overall, 17,377 square feet (61 percent) of the project area will consist of both natural open space and planted landscaping.

KEY ISSUES

- The Variance request is to allow two reduced-size parcels of 7,724 square feet each for two parcels, and retaining walls higher than six feet within the side and rear yard setbacks of proposed Parcel Nos. 1 and 2.
- The Conditional Use Permit for urban hillside management is to allow three dwelling units on the subject property.
- A total of 25 percent (7,025 square feet) of open space is required, and 61 percent (17,377 square feet) is proposed.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements X Parkway X Driveway Apron _____ Street Lights
_____ Street Trees _____ Traffic Signal(s) X Sidewalks _____ Off Site Paving☐ Water Mains and Hydrants ☐ Underground Utilities _____ ATSAC System☒ Drainage Facilities (SUSMP)☒ Sewer☒ Park Dedication "In-Lieu Fee"

ISSUES AND ANALYSIS

Key issues continued from Page 1:

The existing flag lot will remain, with a 27-foot-wide flag strip and 16 feet of paved access, and the two additional parcels will have separate access directly from Rockpine Lane.

The existing residence will be required to upgrade to a sprinkler system.

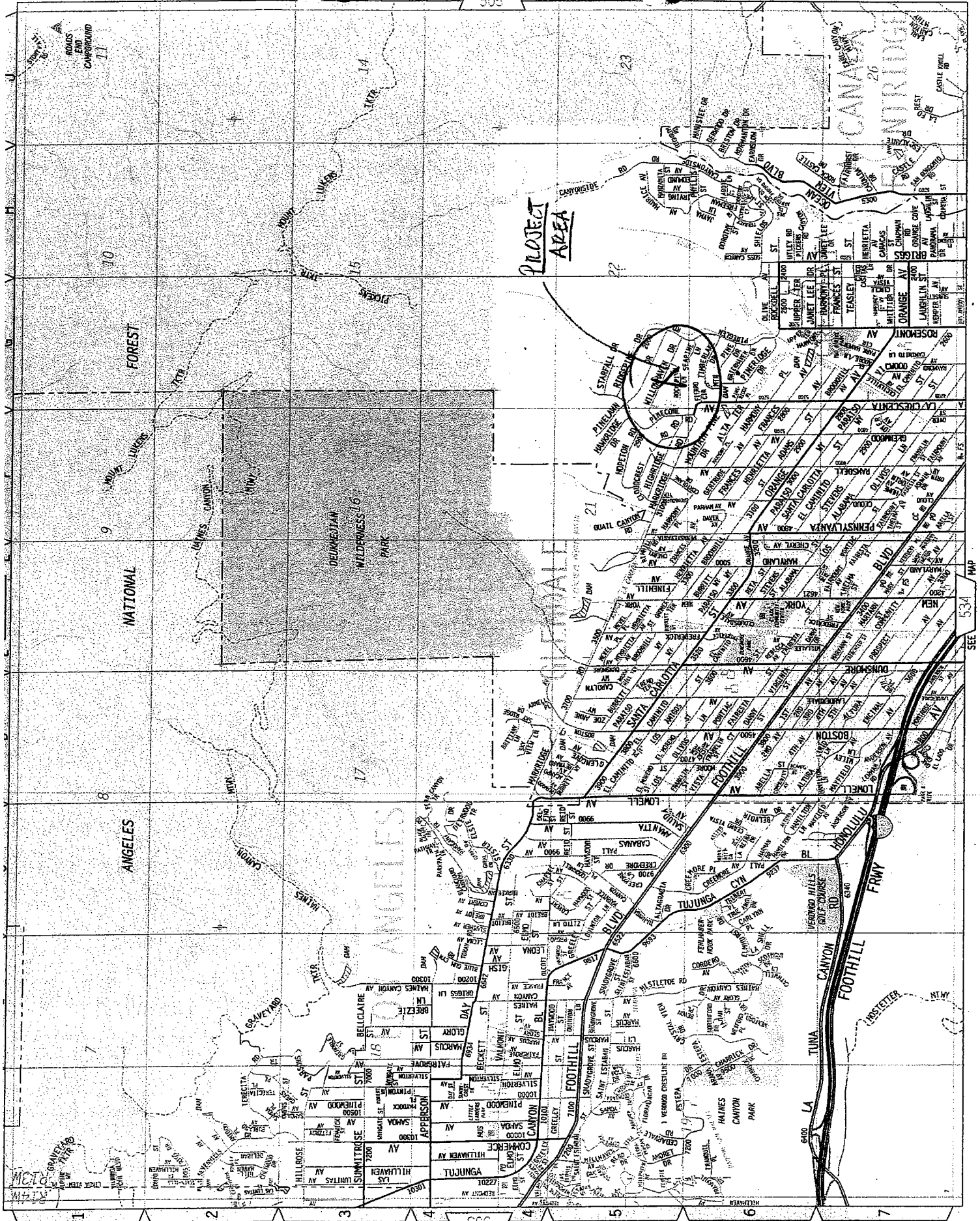
The project area is within the La Crescenta-Montrose Community Standards District, but the provisions related to R-3 zoned developments do not apply.

SITE/ZONING HISTORY

Zoning: The La Crescenta Zoned District was created by Ordinance No. 2164 effective November 23, 1932.

Subdivisions: Tract Map No. 29172, recorded on June 2, 1965, originally created the subject flag lot parcel as Lot 41 on the final map. Parcel Map No. 17188, a proposal to create two single-family parcels on the subject property, was filed on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986. The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Los Angeles County Regional Planning Commission ("Commission") and the denial was sustained on October 1, 1986. The denial was appealed to the Los Angeles County Board of Supervisors ("Board") on January 22, 1987. After one continuance, the denial was upheld and issued on September 29, 1987.

Prepared by: Mr. Jodie Sackett



PROJECT NO. 063010-(5)
TENTATIVE PARCEL MAP NO. 063010
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)

STAFF REPORT
MAY 21, 2008 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Alex Rogic, proposes to create three single-family parcels (including one flag lot) on a 0.73 gross acre site. A Variance is requested for two single-family parcels with less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential—10,000 Square-Foot Minimum Required Lot Area) zone, with a net lot area of 7,724 square feet proposed for two parcels. In addition, the Variance is requested to allow retaining walls higher than six feet within the side and rear yard setbacks. The project requires a Conditional Use Permit ("CUP") for urban hillside management purposes. The subject property has one existing single family dwelling to remain.

The main project issues include:

- Variance: Staff believes that the project meets the findings for a requested Variance from the existing zoning standards. There are several single-family lots in the immediate vicinity that have less than the required 10,000 square feet of net lot area, and some of those have less net area than the applicant's proposed 7,724 square feet for two proposed parcels. In addition, R-1-7500 (Single-Family Residential—7,500 Square-Foot Minimum Required Lot Area) zoning exists within 500 feet of the subject property. The higher retaining walls are necessary to protect the terraced grading design and will be screened by planted landscaping to reduce the aesthetic impacts.
- Urban Hillside Management: Staff believes that the project meets the findings for the requested CUP for urban hillside development. The proposed terraced grading is designed to reduce the overall impacts to the existing hillside. The project provides 61 percent (17,377 square feet) of open space, which exceeds the minimum 25 percent (7,025 square feet) required.
- Previous Denial: The applicant's previous subdivision request, Parcel Map No. 17188, a proposal to create two single-family parcels, was denied on September 29, 1987. During that time, it was found that "the site was not physically suitable for the proposed development."
- Community Concerns: Staff recently received additional letters of correspondence from local residents, all opposing the development proposal. Staff has addressed these additional concerns in its analysis.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 2716 Willowhaven Drive, within the La Crescenta Zoned District and La Crescenta-Montrose Community Standards District ("CSD").

Physical Features: The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has an irregular shape with slopes varying from moderate to steep. The subject property has one existing single-family dwelling and swimming pool to remain.

Access: Parcel 3 as depicted on the tentative map is a flag lot gaining access through a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcels 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

Services: Potable water will be supplied by the Crescenta Valley Water District, a public water system. Sewage disposal will also be provided by the Crescenta Valley Water District.

ENTITLEMENTS REQUESTED

Parcel Map: The applicant requests approval of Tentative Parcel Map No. 063010 to create three single-family parcels (including one flag lot) on 0.73 gross acres.

Variance: The applicant requests approval of a Variance to allow less than the minimum required lot area of 10,000 square feet in the R-1-10,000 zone for two proposed single-family parcels (7,724 net square feet provided for each), and also to allow retaining walls higher than six feet within the side and rear yard setbacks of proposed Parcel Nos. 1 and 2.

Conditional Use Permit: The applicant requests approval of a CUP to ensure compliance with urban hillside management review criteria.

EXISTING ZONING

The project site is zoned R-1-10,000. The surrounding areas are zoned as follows:

- North: R-1-10,000
- East: R-1-10,000
- South: R-1-10,000
- West: R-1-10,000, R-1-7,500

The project design does not comply with the area provisions of the R-1-10,000 zone. A Variance is requested in order to allow a net lot area of 7,724 square feet each for Parcels 1 and 2.

EXISTING LAND USES

The subject property currently has one single-family dwelling to remain. It is surrounded by the following land uses:

- North: Single-family residences
- East: Single-family residences
- South: Single-family residences, Shields Canyon Debris Basin
- West: Single-family residences, Shields Canyon Debris Basin

PREVIOUS CASE/ZONING HISTORY

Zoning: The La Crescenta Zoned District was created by Ordinance No. 2164 effective November 23, 1932.

Subdivisions: Tract Map No. 29172, recorded on June 2, 1965, originally created the subject flag lot parcel as Lot 41 on the final map.

Parcel Map No. 17188 ("PM 17188"), a proposal to create two single-family parcels on the subject property, was filed on July 18, 1985. The project was denied by a Los Angeles County Hearing Officer ("Hearing Officer") on July 31, 1986. The Hearing Officer's findings indicated that the proposal was inconsistent with the hillside management provisions of the General Plan and that the site was not physically suitable for development. The project was appealed to the Los Angeles County Regional Planning Commission ("Commission") and the denial was sustained on October 1, 1986. The denial was appealed to the Los Angeles County Board of Supervisors ("Board") on January 22, 1987. After one continuance, the denial was upheld and issued on September 29, 1987.

PROJECT DESCRIPTION

The tentative parcel map and Exhibit "A" dated November 20, 2007, depicts a three-parcel subdivision on 0.73 gross acres. One existing single-family residence is located on proposed Parcel No. 3, a flag lot with a net area of 12,652 square feet. It has a fee access strip of 27 feet wide and provides 16 feet of paved access from Willowhaven Drive, a 46-foot wide dedicated street with 36 feet of paved width. Proposed Parcel Nos. 1 and 2 subdivide the rear of the existing parcel, each having a net area of 7,724 square feet. Parcel Nos. 1 and 2 directly access Rockpine Lane, a 44-foot wide private street with 36 feet of paved width.

The Exhibit "A" depicts one existing residence at the top of a hillside, with an existing swimming pool and wooden deck. The wooden deck is proposed to be removed. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane, and the proposed building pads on each parcel use "terraced" grading. The terraced grading design uses retaining walls with a maximum height of 11 feet (up to nine feet within the side and rear yard setbacks of Parcel Nos. 1 and 2). The retaining walls separate and define the open space and building pad areas as the slope elevation increases from the curbside of Rockpine Lane to the rear yard boundary of Parcel No. 3. Overall, 17,377 square feet (61 percent) of the project area will be reserved for open space consisting of both natural and planted landscaping.

There are 2,114 cubic yards of "cut" and 156 cubic yards of "fill" grading proposed for the project, with 1,958 cubic yards of excess earthwork to be transported offsite. There are no Oak trees located on the subject property.

GENERAL PLAN CONSISTENCY

I. Hillside Management

The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.

Regarding urban hillside development, the Land Use Element of the General Plan states the following:

"Urban hillside management areas may be developed within the range of use types and intensities established by the applicable land use policy map. Residential development greater than the midpoint of the permitted density range will be reviewed for compliance with performance criteria set forth herein, and will require approval of a [Conditional Use] Permit."

(Land Use Element, Urban Hillside Management Areas,
General Conditions for Development, Page LU-A2)

In addition, the General Plan states specific performance review criteria for hillside projects, namely "public safety" and "quality of design" inclusive. Specifically, for public safety, the development must:

- *meet all applicable County and State subdivision requirements;*
- *use engineered solutions to mitigate slope hazards; and*
- *provide brush clearance to mitigate fire hazards.*

For quality of design, the development must:

- *preserve natural features;*
- *preserve significant views;*
- *ensure landscaping of graded slopes; and*
- *apply innovative approaches to house placement (including "stepped multi-level" designs).*

(Land Use Element, Urban Hillside Management Areas,
Performance Review Criteria, Pages LU-A3, A4)

As stated earlier, proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the naturally-existing hillside. The terraced design will allow the future residences to be built "into" the hillside and not on top of it. As indicated in the above performance review criteria, development shall "apply innovative approaches to housing placement (including 'stepped multi-level' designs)." The proposed grading design utilizes a terraced "multi-level" technique that steps development into the hillside, which is consistent with the General Plan.

According to the General Plan, at least 25 percent of the project area "shall be maintained in a natural or open condition" (LU-A2). Furthermore, "open space may consist of open areas in public ownership, common private ownership or private yards" (LU-A2). In total, 17,377 square feet (61 percent) of the project area will consist of both natural and planted landscaping throughout the private yards.

Since the subject project conforms to the urban hillside management design review criteria, staff affirms that the proposed density is permissible. Overall, the proposed design is consistent with the General Plan.

II. Housing Supply

The project proposes to subdivide the existing parcel into three new single-family parcels, with one existing residence to remain. The following excerpt from the Housing Element of the General Plan discusses the need to maintain an adequate supply of housing:

"An ample supply of housing is necessary to stabilize the rising cost of housing and to ensure that all housing needs are met. The projected demand for housing can be met by preserving the existing housing stock and by new construction."

(Housing Element, Needs and Policies,
Housing Quantity, Page IV-31)

With the project, a net increase in two residential parcels will result, with two new single-family residences to be constructed in the future. Therefore, the subject project will increase the supply of housing in the local area. The proposed project is consistent with the housing goals of the General Plan.

VARIANCE REQUEST

The applicant requests approval of a Variance to allow less than the minimum required lot area of 10,000 square feet in the R-1-10,000 zone for two proposed single-family parcels, as well as retaining walls higher than six feet within the side and rear yard setbacks of Parcel Nos. 1 and 2. Parcel Nos. 1 and 2 of the subdivision will each have a net lot area of 7,724 square feet. In order to justify the Variance request, the applicant must satisfy the following findings as stated in Section 22.56.290 of the Los Angeles County Code ("Code"):

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, nor
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, nor
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

D. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

E. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

F. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

The applicant's burden of proof responses are attached.

CONDITIONAL USE PERMIT

In urban hillside areas, any proposed development exceeding the midpoint density threshold requires a CUP for urban hillside management. The density range for Category 1 is one to six dwelling units per acre, resulting in a midpoint density of 3.5 dwelling units per acre (or a midpoint of two dwelling units on the subject property). As the applicant is proposing a density of 4.1 dwelling units per acre (or three dwelling units), which exceeds the midpoint threshold, an urban Hillside Management CUP is required. In addition to the standard findings for a CUP in Section 22.56.040 of the Code, hillside management projects must also meet the following findings as stated in Section 22.56.215.F.1 of the Code:

A. Hillside Management Areas

1. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire flood, mud flow or erosion hazard;

2. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;

3. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing

undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The applicant's responses are attached.

LA CRESCENTA-MONTROSE CSD

The subject property is located within the La Crescenta-Montrose CSD. The CSD was created by Ordinance No. 2007-0008 on January 30, 2007. Currently, the CSD only establishes development standards for multi-family projects within the R-3 (Limited Multiple Residence) zone. As the subject property is located within the R-1 zone, the CSD standards do not apply.

ENVIRONMENTAL DOCUMENTATION

On August 16, 2005, the Los Angeles County Department of Regional Planning ("Regional Planning") received the Initial Study Questionnaire. On the basis of the Initial Study prepared in accordance with the California Environmental Quality Act ("CEQA") guidelines and the environmental reporting procedures of the Los Angeles County, Regional Planning has determined that the project will require a Negative Declaration inasmuch as the project will not have a significant effect on the environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map and Exhibit "A" Map dated November 20, 2007 and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Hearing Notices: On April 15, 2008 hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for an approximate total of 270 notices.
- Library Package: On April 15, 2008, project materials, including a tentative parcel map, land use map, and Subdivision Committee draft conditions of approval were sent to the La Canada-

Flintridge Library.

- Newspaper Listing: On April 22, 2008, a public hearing notice was published in the Glendale News Press and La Opinion newspapers.
- Project Site Posting: On April 21, 2008, one hearing notice sign was posted at each property frontage, along both Willowhaven Drive and Rockpine Lane, for a total of two signs.
- Website Posting: On April 15, 2008, a copy of the library package containing the hearing materials was posted on the Regional Planning website.

CORRESPONDENCE RECEIVED

At the time of writing, staff has received 10 letters of correspondence (including a petition with 57 signatures) and two phone calls, all from nearby residents in opposition to the project proposal. In addition, staff met with two residents in opposition to the project, and received one e-mail requesting information about required front yard setbacks. Those in opposition are concerned with issues related to:

- overall community compatibility;
- aesthetic impact of retaining walls, future residences
- slope stability/mudslides;
- drainage;
- adequate open/"green" space;
- haul route impacts to existing roads; and
- additional traffic to be generated after new homes are built.

Copies of the letters of correspondence and petition are attached.

STAFF EVALUATION

The main project issues include:

- Proposed Variance
- Proposed CUP for Hillside Management
- Previous Case Denial
- Additional Community Concerns

I. Variance

The applicant is requesting a Variance to allow less than the required 10,000 square feet of net lot area. Staff analyzed the area and determined the following:

A. Surrounding Area

1. That within a short radius distance of approximately 250 feet from the subject property, there exist 15 developed residential parcels that vary in net lot area from 7,100 to 8,700 square feet, which do not meet the current R-1-10,000 zoning standards.

B. Willowhaven Drive

1. Specifically, along Willowhaven Drive, where the two proposed parcels would have street frontage, there are seven parcels with a net lot area between 7,256 and 8,700 square feet.
2. The two parcels directly adjacent to the east and west of the subject property on Willowhaven Drive each have a net lot area less than the applicant's proposed 7,724 square feet.

C. Rockpine Lane

1. Along Rockpine Lane, there are eight parcels with a net lot area between 7,700 and 8,100 square feet.
2. Four of the eight parcels along Rockpine Lane each have a net lot area less than the applicant's proposed 7,724 square feet.
3. One parcel directly across Rockpine Lane from the subject property has a net lot area of less than 7,724 square feet.

In addition, the applicant is requesting a Variance to allow retaining walls higher than six feet within the side and rear yard setbacks of proposed Parcel Nos. 1 and 2. Staff supports the request, based on the fact that the retaining walls are a necessary component of the terraced grading design, and will ensure the safety of life and property. The retaining walls also promote an orderly use of the proposed open space for landscaping that matches the overall site plan design. As illustrated by the tentative parcel map/Exhibit "A", the applicant has planned the site, to include the future location of structures, landscaping and walkways, in an "integrated" manner within the constraints of the shape of the parcel and the existing terrain. These facts aside, staff understands the aesthetic impact of the retaining walls and is recommending that the walls be permanently screened from view using landscaping and planting materials in order to increase the overall compatibility of the proposed design with the surrounding development.

Regarding yard setbacks, no structures are currently being proposed with the tentative parcel map. The proposed building pad location each for Parcel Nos. 1 and 2 as depicted on the Exhibit "A" will allow a structure within the minimum 20-foot front yard setback area established by the existing R-1-10,000 zone. However, Section 22.48.080 of the Code allows a reduced front yard setback of up to 50 percent (or 10 feet) for terrain with a slope of 20% or greater. Since the specific property area in question meets the Code criteria for a reduced setback, a subsequent yard modification or variance would be unnecessary. Project compliance with all yard setbacks will be confirmed at a future date prior to the issuance of building permits.

In view of these facts, staff supports the applicant's request for a Variance. The Variance will allow the applicant to "preserve a substantial property right" that other landowners are currently enjoying, while maintaining the existing character of the surrounding community. The Variance allows new parcels that are appropriately sized and located so that they do not adversely affect the health or safety of the community, as well as are able to be adequately served by existing infrastructure. The reduced-size parcels are still large enough to maintain a significant amount of open space (50 and 70 percent each of Parcels 1 and 2 respectively, for a total of 33 percent of the overall project area) and allow new residences that are compatible with the community. Furthermore, R-1-7,500 zoning exists within 500 feet of the subject property, which indicates that the applicant's proposal for reduced-size parcels is compatible with the larger community pattern.

Staff feels that the requested Variance meets the findings for approval.

II. Hillside Management CUP

The applicant is requesting a CUP for urban hillside management, in order to allow a project density higher than the midpoint threshold of 3.5 dwelling units per acre. Upon analyzing the applicant's request in accordance with the General Plan provisions for urban hillside management, staff determined the following:

A. "Public Safety"

1. "Meet all applicable County and State subdivision requirements": The Subdivision Committee has determined that the project meets all applicable requirements for tentative map approval. In addition, project conditions must be met before the applicant can receive final map approval and in the future obtain building permits. Regarding the requested Variance, staff feels that the reduced lot areas will not adversely affect public safety nor impede the ability of the applicant to meet other safety-related subdivision requirements, such as Fire access and stormwater drainage.
2. "Use engineered solutions to mitigate slope hazards": The project employs a more sensitive "terraced" grading design to minimize the impact to existing slopes, and also uses modern engineering techniques such as anchored retaining walls and "SUSMP" devices.
3. "Provide brush clearance to mitigate fire hazards": The applicant is proposing to maintain at least 61 percent of the project area as open space, to include existing native vegetation and new planted materials. Prior to final map approval, the applicant will be required to submit a preliminary Fuel Modification Plan to the Fire Department for approval. This plan will ensure that fire hazards are mitigated through landscaping design and brush clearance.

B. "Quality of Design"

1. "Preserve natural features": The proposed project utilizes a grading design that minimizes the impact to the existing hillside, preserving a larger amount of its mass. In addition, existing native landscaping is proposed to be preserved to the extent feasible subject to construction constraints and fuel modification requirements.

2. "Preserve significant views": As the subdivision will result in two additional parcels located at the bottom of a hillside close to a roadway, significant views will not be adversely impacted by the proposed development. Aesthetic impacts due to the use of retaining walls will be mitigated with plant materials used to screen the walls.
3. "Ensure landscaping of graded slopes": Given the integrated design method, landscaping is an important component of the project proposal. All graded slopes to be preserved as open space will be delineated on a landscape plan and reviewed through the plan check process, prior to final map and building permit clearance.
4. "Apply innovative approaches to house placement (including "stepped multi-level" designs)": The proposed development uses a "stepped multi-level" grading design that allows the future residence to be "set-in" to the hillside with a minimum amount of disturbance to the hillside. The future home will have a "terraced" second story that rests "naturally" on the undisturbed hillside.

In addition to the General Plan requirements for urban hillside management, the project must also meet the Hillside Management CUP burden of proof stated in Section 22.56.215.F.1 of the County Code. After reviewing the applicant's responses to Items 1-4 of the burden of proof statement, and referencing the above analysis for urban hillside management, staff concluded additionally that:

1. "Geologic/Seismic Hazards": According to Public Works, the project currently meets the geotechnical requirements necessary to obtain both tentative and final map approval; and
2. "Impacts on Resources": The Negative Declaration issued by Regional Planning determined that the project will have less than significant/no impact on cultural/biotic resources and that project mitigation is unnecessary; and
3. "Public Services": The proposed project is located in a developed residential area with few vacant parcels of land remaining, and there are ample existing neighborhood shopping and commercial facilities located within two miles of the project site along Foothill Boulevard.

In view of these facts, staff supports the applicant's request for a CUP. The CUP will allow the applicant to develop the property in a manner that meets the criteria for maintaining "public safety" and "quality of design" as enumerated in the General Plan. The proposed grading uses a terraced "multi-level" design that is "compatible with the natural, biotic, cultural, scenic and open space resources of the area" and also "demonstrates creative and imaginative design resulting in a visual quality that will complement community character". Staff feels that the requested CUP meets the findings for approval.

III. Previous Denial

As stated earlier, the applicant's previous request to subdivide the subject property into two single-family parcels, PM 17188, was denied on September 29, 1987. Although the applicant had already received clearance from the Subdivision Committee (including geotechnical, soils and drainage from Public Works) and been issued a Negative Declaration (less than significant/no environmental impacts), the community still had concerns with that project. The Hearing Officer found that "the site is

not physically suitable for the proposed development". In comparing the previous design with the current design, staff observed that:

1. The previous subdivision proposed a second parcel with a narrower depth varying from 58 to 80 feet. The current project proposes two parcels that vary in depth from 70 to 100 feet, which is more compatible with the surrounding neighborhood.
2. The previous design proposed a building pad at a higher elevation, further up the slope. This had a slightly greater impact on aesthetic views. The current project building pads are located closer to the existing roadway (Rockpine Lane) and are more consistent with nearby residences located on the opposite side of Rockpine Lane.
3. The previous design proposed a rear yard setback of 10 feet. The current design proposes increased open space within the rear yard and a minimum setback distance of 40 feet for Parcel 1 and 28 feet for Parcel 2.

Overall, the previous subdivision request was less sensitive to the surrounding neighborhood pattern; the current proposal reflects an improved design. In addition, given the County's increased need for housing, the applicant's current request represents an appropriate balance of sensitive site design and property improvement that is amenable with General Plan housing goals and current housing needs.

IV. Additional Community Concerns

Staff received correspondence from concerned residents in opposition to the proposed subdivision. Staff believes that many of these concerns, such as traffic and slope stability, have already been addressed in this report and conditioned appropriately in the attached reports and recommendations of the Subdivision Committee. However, there is an unaddressed concern—the Declaration of Conditions and Restrictions ("CC&Rs") of the underlying Tract No. 29172 recorded in 1965.

Three residents in opposition to the project have voiced concerns that the proposed project is "in violation" of the recorded CC&Rs due to the fact that the CC&Rs state the following:

"No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,500 square feet, or width less than 40 feet at the front of the building setback line, excluding lots as existing on the record map of said tract."

The CC&Rs also state that:

"All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one single family detached dwelling with not more than two stories..."

The residents' concern seems to be based on an understanding that the CC&Rs preclude landowners within the existing tract from further subdividing their land. Based on staff's review, the CC&Rs mean to prevent homeowners from building a second residence on an existing lot, not prevent a homeowner from subdividing, which the CC&Rs do not have the authority to execute. Further, according to the

**TENTATIVE PARCEL MAP NO. 063010
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)
Staff Report**

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CC&Rs, each lot shall have an area of at least 7,500 square feet, which the proposed development provides.

CONCLUSION

In conclusion, the proposed development is consistent with all applicable provisions of the General Plan, including those related to project density ("dwelling units per acre") that would potentially affect the surrounding character of the community. The subject property is surrounded by compatible uses and has access to two County-maintained streets. All required public services and necessary infrastructure can be provided for the proposed subdivision. The proposed development is also consistent with existing residential development and other surrounding land uses, such as a debris basin. The project is located in an urban area and minimal disturbance of natural features is expected.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Negative Declaration and approve Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) with the attached findings and conditions.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and adopt the Negative Declaration."

Second Motion:

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and approve Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) with the attached findings and conditions."

Attachments:

- Factual
- GIS-NET Map
- Thomas Brothers Guide Map Page
- Draft Findings and Conditions
- Environmental Determination (Negative Declaration)
- Variance Burden of Proof
- Conditional Use Permit Burden of Proof
- Correspondence
- Ortho-Imagery
- Building Plans (site plan, floor plan, elevation, cross section)
- Lot Area Exhibit
- Tentative Parcel Map No. 063010 and Exhibit "A", dated November 20, 2007
- Land Use Map

SMT:jds
5/6/08

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
VARIANCE CASE NO. 2007-00011-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Variance Case No. 2007-00011-(5) on May 21, 2008. Variance Case No. 2007-00011-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5).
2. Variance Case No. 2007-00011-(5) is a request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each), and also to allow retaining walls higher than six feet within the side and rear yard setbacks.
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is a related request to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
6. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
7. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
8. There are no Oak trees existing on the subject site.
9. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcels 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.
10. The project site is zoned R-1-10,000.

11. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
12. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
13. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcel Nos. 1 and 2. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
14. The subject property is located within the Category 1 (Low Density Residential-One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
15. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet will be used within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
16. Public correspondence was received (ten letters, a petition with 57 signatures, one e-mail, two phone calls and one meeting) from nearby residents, all in opposition to the proposed project except for the e-mail correspondent, who had questions regarding front yard setbacks.

The opposing residents were concerned with the possible impacts of the project, to include traffic, hillside stability, drainage, open space, haul route and aesthetic views. Two residents stated that they were previously "assured" that no future

development would take place on the slope occupying the applicant's property along Rockpine Lane. The same residents also mentioned the denial of the applicant's previous subdivision request, and the current CC&Rs in force for the underlying Tract Map No. 21972.

17. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
18. Testimony was taken from persons who were in opposition or had concerns regarding the project.
19. On May 21, 2008 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, adopted the Negative Declaration, and approved Variance Case No. 2007-00011-(5).
20. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
21. A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of Los Angeles County. The project has been determined to not have a significant effect on the environment.
22. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5).
23. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
24. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The

custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification;
- B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and
- C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Adopts the Negative Declaration and certifies that the environmental determination has been completed in compliance with CEQA and the State and County guidelines related thereto.
- 2. Approves Variance Case No. 2007-00011-(5) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
VARIANCE CASE NO. 2007-00011-(5)**

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-1-10,000 (Single-Family Residential-10,000 Square Foot Minimum Required Lot Area) zone except as modified herein. Also comply with Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5), and the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. Permission is granted to provide minimum 7,724 square feet of net lot area each for Parcel Nos. 1 and 2 as identified on the tentative parcel map dated November 20, 2007.
3. Permission is granted to allow retaining walls higher than six feet within the side and rear yard setbacks of Parcel Nos. 1 and 2 as identified on the tentative parcel map dated November 20, 2007.
4. Upon completion of the appeal period, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
5. The permittee shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
6. In the event that any claim, action or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee, or the permittee's counsel. The permittee shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the

number of supplemental deposits that may be required prior to the completion of the litigation.

- b. At the sole discretion of the permittee, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to the County Code, Section 2.170.010.

7. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 063010. In the event that Tentative Parcel Map No. 063010 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 2005-00151-(5) on May 21, 2008. Conditional Use Permit Case No. 2005-00151-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5).
2. A Conditional Use Permit ("CUP") is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres (0.65 net acres).
4. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
5. The proposed project is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated

street. Parcel Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcels 1 and 2. Single-family residences are permitted in the R-1-10,000 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential-One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
17. Public correspondence was received (four letters, a petition with 57 signatures, one e-mail, two phone calls and one meeting) from nearby residents, all in opposition to the proposed project except for the e-mail correspondent, who had questions regarding front yard setbacks.

The opposing residents were concerned with the possible impacts of the project, to include traffic, hillside disturbance, drainage, slope stability and aesthetic

views. Two residents stated that they were previously "assured" that no future development would take place on the slope occupying the applicant's property along Rockpine Lane. The same residents also mentioned the denial of the applicant's previous subdivision request, and the current CC&Rs in force for the underlying Tract Map No. 21972.

18. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
19. Testimony was taken from persons who were in opposition or had concerns regarding the project.
20. On May 21, 2008 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, adopted the Negative Declaration, and approved Conditional Use Permit Case No. 2005-00151-(5).
21. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
22. A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of Los Angeles County. The project has been determined to not have a significant effect on the environment.
23. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5).
24. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
25. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The

custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents:

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Negative Declaration and certifies that the environmental determination has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Conditional Use Permit Case No. 2005-00151-(5) subject to the attached conditions.

DRAFT

DEPARTMENT OF REGIONAL PLANNING

CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5) Exhibit "A" Date: 11-20-07

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-1-10,000 (Single-Family Residential-10,000 Square Foot Minimum Required Lot Area) zone, except as modified by Variance Case No. 2007-00011-(5). Also comply with Tentative Parcel Map No. 063010 and the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. This grant authorizes the use of the subject property in an urban hillside area for three new single-family parcels in the R-1-10,000 zone as depicted on the approved exhibit map marked Exhibit "A" (dated November 20, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition 8 of this grant.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or Los Angeles County Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. The property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Upon completion of the appeal period, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of a Notice of

Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with County Code Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 063010. In the event that Tentative Parcel Map No. 063010 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative parcel map and Exhibit "A" (dated November 20, 2007) or an approved revised Exhibit "A".
15. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5), or as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
16. The development of the subject property shall conform to the conditions approved for Tentative Parcel Map No. 063010.
17. Open space shall comprise not less than 61 percent (17,377 square feet) of the net lot area of the subject site. Such open space will be comprised of deed-restricted landscaped and natural undisturbed area within the private yards of each residential parcel, to the satisfaction of Regional Planning.
18. Development of the hillside, including grading, shall be done in substantial conformance with the approved Exhibit "A", to include conformance with the approved "terracing" and "stepped multi-level" techniques designed to minimize the overall impacts to the hillside.
19. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning.
20. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning as required by Conditional Use Permit Case No. 2005-00151-(5).
21. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's Conditions, Covenants, and Restrictions ("CC&Rs") or maintenance agreement which would require continued maintenance of the plantings for lots having planted slopes. In addition,

demonstrate that the proposed retaining walls will be permanently screened from view through the use of plant materials and landscaping, to be enforced by the CC&Rs/maintenance agreement. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.

22. All utilities shall be placed underground.
23. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
24. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
25. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
26. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
27. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
28. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
29. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
30. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
31. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
32. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather

permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

33. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
34. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.
35. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
36. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Regional Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
37. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three copies of a revised landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. In addition, the landscaping plan shall graphically depict the method and materials used to screen the proposed retaining walls, to include the plant species and size/coverage of the materials at anticipated levels of maturity. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the Los Angeles County Fire Department ("Fire Department"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to

County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Fire Department. This list may be amended as approved by staff.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

**COUNTY OF LOS ANGELES
FINDINGS OF THE REGIONAL PLANNING COMMISSION
TENTATIVE PARCEL MAP NO. 063010**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 063010 on May 21, 2008. Tentative Parcel Map No. 063010 was heard concurrently with Conditional Use Permit Case No. 2005-00151-(5) and Variance Case No. 2007-00011-(5).
2. Tentative Parcel Map No. 063010 is a request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
3. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The proposed subdivision is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street.

Parcels 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcel Nos. 1 and 2. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet will be used within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
17. Public correspondence was received (ten letters, a petition with 57 signatures, one e-mail, two phone calls and one meeting) from nearby residents, all in opposition to the proposed project except for the e-mail correspondent, who had questions regarding front yard setbacks.

The opposing residents were concerned with the possible impacts of the project, to include traffic, hillside stability, drainage, open space, haul route and aesthetic views. Two residents stated that they were previously "assured" that no future development would take place on the slope occupying the applicant's property along Rockpine Lane. The same residents also mentioned the denial of the applicant's previous subdivision request, and the current CC&Rs in force for the underlying Tract Map No. 21972.

18. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
19. Testimony was taken from persons who were in opposition or had concerns regarding the project.
20. On May 21, 2008 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, adopted the Negative Declaration, and approved Tentative Parcel Map No. 063010.
21. The Commission finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
22. A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of Los Angeles County. The project has been determined to not have a significant effect on the environment.
23. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 2005-00151-(5) and Variance Case No. 2005-00062-(5).
24. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

25. The project design is required to comply with the standards of the R-1 zone. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
26. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.
27. The site is physically suitable for the density and type of development proposed, since it has access to a County-maintained street and will be served by public sewer and public water supplies to meet anticipated needs.
28. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
29. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
30. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
31. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
32. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
33. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Plan.
34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified

no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

35. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
36. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
37. The location of the documents and other materials constituting the record of proceedings upon which the Planning Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, the Negative Declaration is adopted and Tentative Parcel Map No. 063010 is approved, subject to the attached conditions of the Commission and recommendations of the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE PARCEL MAP NO. 063010**

Map Date: 11-20-07

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-1-10,000 (Single-Family Residential-10,000 Square Foot Minimum Required Lot Area) zone, except as modified by Variance Case No. 2007-00011-(5). Also comply with Conditional Use Permit Case No. 2005-00151-(5) and the requirements of the La Crescenta-Montrose Community Standards District ("CSD").
2. Except as otherwise specified by Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5), conform to the applicable requirements of the R-1-10,000 zone.
3. Submit evidence that the conditions of associated Conditional Use Permit Case No. 2005-00151-(5) have been recorded.
4. Provide at least 50 feet of street frontage for all parcels except flag lot Parcel No. 3. Provide at least 27 feet of street frontage for Parcel No. 3 on the tentative map.
5. Label the paved access for Parcel 3 as "Private Driveway and Fire Lane" on the final map.
6. A final parcel map is required. A waiver is not allowed.
7. Record a deed-restricted open space easement or other comparable legal instrument over the open space area to be preserved on the subject property. Submit a draft of the easement to Los Angeles County Regional Planning ("Regional Planning") for review prior to final map approval. In addition, depict the area to be preserved and restricted as "Restricted Use Area- Open Space" on the final map to the satisfaction of the Los Angeles County Department of Public Works ("Public Works") and Regional Planning. Submit a copy of the recorded easement to Regional Planning after final map recordation.
8. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's Conditions, Covenants and Restrictions ("CC&Rs") which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.
9. No grading permit shall be issued prior the recordation of a final map, unless the Director of Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 2005-00151-(5)

10. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 2005-00151-(5).
11. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Regional Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
12. Upon completion of the appeal period, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
13. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding.
14. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Variance Case No. 2007-00011-(5), Conditional Use Permit Case No. 2005-00151-(5) and the attached reports recommended by the Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health.

DRAFT

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 63010

EXHIBIT MAP DATED: 3/12/07


DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
2. Comply with the requirements of the Drainage Concept/SUSMP/Hydrology Study which was approved on 7/17/06.

42

Name


CHRIS/SHEPPARD

Date 03/13/2008 Phone (626) 458-4921

County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

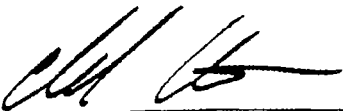
DISTRIBUTION
 _____ Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP	<u>63010</u>	TENTATIVE MAP DATED	<u>11/20/07 (Revision)</u>
SUBDIVIDER	<u>Rogic</u>	LOCATION	<u>La Crescenta</u>
ENGINEER	<u>Peckovich</u>	GRADING BY SUBDIVIDER [Y] (Y or N) 2,270 yds. ³	
GEOLOGIST	<u>Merrill</u>	REPORT DATE	<u>10/10/06, 6/19/06</u>
SOILS ENGINEER	<u>Rolston</u>	REPORT DATE	<u>9/23/06, 4/4/05</u>

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 1/3/08 is attached.

Prepared by  Reviewed by _____ Date 1/2/08

Charles Nestle

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 63010
Location Rock Pine Lane, La Crescenta
Developer/Owner Rogic
Engineer/Architect Peckovich
Soils Engineer Jack W. Rolston
Geologist John Merrill

DISTRIBUTION:
☐ Drainage
☐ Grading
☐ Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Parcel Map and Exhibit "A" Dated by Regional Planning 11/20/07
Soils Engineering Addenda Dated 9/23/06, 4/4/05
Additional Soils Engineering Report by Foundation Engineering Co., Inc. Dated 1/31/86
Geologic Report and Addendum Dated 10/10/06, 6/19/06
Previous Review Sheet Dated 4/2/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by Lukas Przybylo Reviewed by Jeremy Wan Date 1/3/08
Lukas Przybylo

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmpubl\Soils Review\Lukas\Files\PM-63010, 2731 Rock Pine Lane, La Crescenta, TPM-A_5..

TENTATIVE MAP DATED 11-20-2007
EXHIBIT MAP DATED 11-20-2007


The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Prior to approval of any grading plan, notarized covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite covenants will be determined by Public Works based on proposed off-site grading work which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Provide landscaping plans per grading ordinance (Section 3316.3 of chapter 33, of LACO Building Code).
3. Submit the following agency approvals:
 - a. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
5. A maintenance agreement may be required for privately maintained drainage devices.

 Name J. L. Z. Luf Date 1/7/08 Phone (626) 458-4921

TENTATIVE MAP DATED 11-20-2007
EXHIBIT MAP DATED 11-20-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Permission is granted to maintain the existing 46 feet of right of way on Willowhaven Drive and 44 feet of right of way on Rockpine Lane due to title limitations.
2. Construct driveway entrances along the property frontage on Rockpine Lane to the satisfaction of Public Works.
3. If a perimeter fence (CMU or wood) is proposed adjacent to the driveway for parcel 3, the proposed perimeter fence shall be depressed to 3 feet or less within 10 feet from the right of way to provide line of sight.
4. Repair any broken or damaged curb, gutter, driveway apron, sidewalk, and pavement along the property frontage on Willowhaven Drive and Rockpine Lane to the satisfaction of Public Works.
5. Reconstruct any parkway improvements (driveways and landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
6. Install postal delivery receptacles in groups to serve two or more residential parcels.
7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Allan Chan
pm63010r-rev3(rev'd 03-13-08).doc

Phone (626) 458-4921

Date Rev. 03-13-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 063010 (Rev.)

Page 1/1

TENTATIVE MAP DATED 11-20-2007
EXHIBIT MAP DATED 11-20-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Submit a statement from Crescenta Valley Water District indicating that financial arrangements have been made, and that the sewer system will be operated by Crescenta Valley Water District.

HW

Prepared by Imelda Ng
pm63010-rev-3(rev'd 03-13-08).doc

Phone (626) 458-4921

Date Rev. 03-13-2008


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 63010 (Rev.)

Page 1/1

TENTATIVE MAP DATED 11-20-2007
EXHIBIT MAP DATE 11-20-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.


Prepared by Lana Radle
pm63010w-rev3.doc

Phone (626) 458-4921

Date 01-07-2008



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

pp-Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 63010 Map Date November 20, 2007

C.U.P. T2005-00151 Map Grid 3855C

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: In lieu of the required 20' wide access driveway to Parcel 3, residential fire sprinklers are required. Submit a Covenant and Agreement to our office prior to Final Map clearance. The Tentative Map is cleared for public hearing.

By Inspector: Juan C. Padilla Date January 16, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 63010 Tentative Map Date November 20, 2007

Revised Report Yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☐ Location: As per map on file with the office.
☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: All existing fire hydrants are adequate per fire flow test conducted by Crescenta Valley Water District. Submit fire sprinkler plans for review and approval to our Fire Prevention Engineering Section Sprinkler Plan Unit prior to building permit issuance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date January 16, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 63010 DRP Map Date: 11/20/2007 SCM Date: / / Report Date: 01/10/2008
Park Planning Area # 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$7,467

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,467 in-lieu fees.

Trails:

No trails.

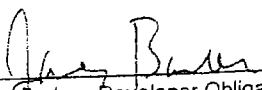
Comments:

Proposed 3 single-family lots with credit for 1 existing house to remain, net density increase of 2 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Developer Obligations/Land Acquisitions

Supv D 5th:
January 10, 2008 14:40:49
QMB02F.FRX



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #	63010	DRP Map Date: 11/20/2007	SMC Date: / /	Report Date: 01/10/2008
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	2	0.02
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$373,374	\$7,467

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$373,374	\$7,467



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 10, 2008

RFS No. 07-0032359

Parcel Map No. 063010

Vicinity: La Crescenta

Parcel Map Date: November 20, 2007 (3rd Revision)

The County Los Angeles Department of Public Health has no objection to this subdivision and Tentative Parcel Map 063010 is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the Crescenta Valley Water District, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Crescenta Valley Water District as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program

STAFF USE ONLY

PROJECT NUMBER: PM063010
CASES: RENV200500151
RCUPT200500151
RZCT200500013



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: February 8, 2006

Staff Member: Rick Kuo

Thomas Guide: 504-G5

USGS Quad: Pasadena

Location: 2716 Willowhaven Drive, La Crescenta, CA

Description of Project: The proposed project is an application for a Tentative Parcel Map to subdivide the subject parcel for three single-family lots to build two single-family residences. Existing structures on project site include a single-family residence, a swimming pool, and a wood deck. The wood deck is proposed to be removed. Site access will be taken from Rockpine Lane and Willowhaven Drive. The applicant is requesting a Zone Change from R-1-10000 to R-1-7500-DP and a Conditional Use Permit for development within a Hillside Management area and within the proposed Development Program zone. The project requires 2,114 c.y. of cut and 156 c.y. of fill. Forty truck trips with a capacity of 50 c.y. each will haul the excess 1,958 c.y. of cut to the Scholl Canyon Landfill (per 2/8/06 Tentative Parcel Map No. 063010).

Gross Area: 30,800 sf

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of La Crescenta-Montrose, and is bordered by Willowhaven Drive to the north and Rockpine Lane to the south. Land uses within 500 feet consist of single-family residences. The project site contains non-native vegetation and steep slopes to the south.

Zoning: R-1-10000 (Single Family Residence)

General Plan: Category 1 - Low Density Residential

Community/Area Wide Plan: N/A

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>PM26538/VAR02-211</u>	<u>2 sf lots with variance (Approved 9/29/04).</u>
<u>CP02-308</u>	<u>Addition of child care center to existing church (Approved 7/24/03).</u>
<u>OTP03-173</u>	<u>Removal of 3 oak trees (Approved 1/21/04).</u>
<u>CUP/VAR04-037</u>	<u>2-story commercial/office center (Approved 8/31/05).</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input checked="" type="checkbox"/> None <input type="checkbox"/> Regional Water Quality Control Board <input type="checkbox"/> Los Angeles Region <input type="checkbox"/> Lahontan Region <input type="checkbox"/> Coastal Commission <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> _____	<input checked="" type="checkbox"/> None <input type="checkbox"/> Santa Monica Mountains Conservancy <input type="checkbox"/> National Parks <input type="checkbox"/> National Forest <input type="checkbox"/> Edwards Air Force Base <input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns. <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	<input checked="" type="checkbox"/> None <input type="checkbox"/> SCAG Criteria <input type="checkbox"/> Air Quality <input type="checkbox"/> Water Resources <input type="checkbox"/> Santa Monica Mtns Area <input type="checkbox"/> _____
<u>Trustee Agencies</u> <input checked="" type="checkbox"/> None <input type="checkbox"/> State Fish and Game <input type="checkbox"/> State Parks <input type="checkbox"/> _____ <input type="checkbox"/> _____		<u>County Reviewing Agencies</u> <input checked="" type="checkbox"/> Subdivision Committee <input type="checkbox"/> DPW: _____ <input type="checkbox"/> Health Services: _____ <input type="checkbox"/> _____

IMPACT ANALYSIS MATRIX

			ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			Potentially Significant Impact
			Potential Concern			
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sierra Madre Fault Zone
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential bird nesting habitat
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Conservation/maintenance
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo

Date: 7 August 2006

Approved by: Daryl Koutnik

Date: 7 AUGUST 2006

- ☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
Project is located on the Sierra Madre Fault (LA County Safety Element - Fault Rupture Hazards and Seismicity Map).
- b. ☐ ☒ ☐ Is the project site located in an area containing a major landslide(s)?
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?

- d. ☐ ☒ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
(State of CA Seismic Hazard Zones Map - Pasadena Quad).
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. ☐ ☐ ☒ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
2,114 c.y. of cut and 156 c.y. of fill proposed in Hillside Management Area. Excess 1,958 c.y. of cut will be hauled to Scholl Canyon Landfill.
- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a Geotechnical Report.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

(USGS Pasadena Quad Sheet).

- b. ☐ ☐ ☒ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

750 feet from Shields Canyon Debris Basin (Radius Map and LA County Safety Element - Flood Inundation Hazards Map).

- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from runoff?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Applicant shall comply with all Subdivision Committee's recommendations from DPW including the review and approval of a drainage concept.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
1/2 mile from natural gas distribution lines (LA County Safety Element - Wildland and Urban Fire Hazards Map).

b. ☐ ☒ ☐

Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

Site access taken from Willowhaven Drive and Rockpine Lane.

c. ☐ ☒ ☐

Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?

d. ☐ ☒ ☐

Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Public water available through the Crescenta Valley Water District.

e. ☐ ☒ ☐

Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
(LA County Safety Element - Wildland and Urban Fire Hazards Map).

f. ☐ ☒ ☐

Does the proposed use constitute a potentially dangerous fire hazard?

g. ☐ ☐ ☐

Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

Applicant shall comply with all Subdivision Committee's recommendations from the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778

☐ Building Ordinance No. 2225—Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Public water is available through the Crescenta Valley Water District.
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
Public sewage system is available through the LA County Sanitation Districts.
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
N/A
- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
- ~~c. ☐ ☒ ☐ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?~~
- d. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
- e. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- f. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- g. ☐ ☐ ☐ Other factors: _____

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- 2,114 c.y. of cut and 156 cubic yards of imported fill proposed.
- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
- (USGS Pasadena Quad Sheet).
- d. ☐ ☐ ☒ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- Potential bird nesting habitat.
- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?

- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. ☐ ☐ ☐ Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

(Los Angeles County Trail System Map).

- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration):

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?
Forty truck trips with a capacity of 50 cubic yards needed to haul excess cut.

- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☐ ☐ ☐ Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?

- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?

- c. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Could the project create capacity problems at the district level?

b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

~~c. ☐ ☒ ☐ Could the project create student transportation problems?~~

d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication

☒ Government Code Section 65995

☒ Library Facilities Mitigation Fee

Served by the Glendale Unified School District.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

Nearest Sheriff's station is 2 miles away at 4554 Briggs Avenue, La Crescenta, CA 91214.

Nearest fire station is 1.6 miles away at 4526 N. Ramsdell Avenue, La Crescenta, CA 91214.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Public water is available through the Crescenta Valley Water District.

b. ☐ ☒ ☐

Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c. ☐ ☒ ☐

Could the project create problems with providing utility services, such as electricity, gas, or propane?

Utility providers serving project site are SCE, Southern California Gas Company, SBC, and Charter Cable Company.

d. ☐ ☒ ☐

Are there any other known service problem areas (e.g., solid waste)?

e. ☐ ☒ ☐

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

f. ☐ ☐ ☐

Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269

☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

d. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?

b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?

c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

d. ☐ ☒ ☐ Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?

d. ☐ ☒ ☐ Have there been previous uses which indicate residual soil toxicity of the site?

e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?

i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

j. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. ☒ ☐ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

Subject property is zoned R-1-10000.

c. Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☐ ☐ Other? _____

d. ☐ ☒ ☐ Would the project physically divide an established community?

e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

Zone Change from R-1-10000 to R-1-7500-DP and Hillside Management and Development Program CUP requested.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-

- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The division of this parcel as proposed will allow 2 new residences to be built in a manner consistent with development in the immediate area. 2 residences will add more homeowners interested in maintaining the integrity of the existing development. Construction of 2 new residences will contribute to an appreciation of property values. The new homes will be developed according to current ordinance standards and that helps assure that they do not constitute a menace to the public health, safety or general welfare. Applicant is also requesting a modification of wall heights to accommodate necessary retaining walls that allow these two new residences to be constructed with little grading.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

All ordinance requirements with respect to height restrictions, parking and landscaping have been well-incorporated into the plans assuring that the new homes will integrate well with the homes in the immediate area, except that applicant is requesting modification of some wall heights to accommodate higher than normal retaining walls to allow construction of two new residences using the contours of the existing slope.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.
- Rockpine is adequate in width to accommodate traffic that would be generated by the addition of 2 residences. The site is also served by Crescenta Valley Water and Crescenta Valley Sewers, both of which are adequate to accommodate these 2 new residences, according to letters they have provided.

- D. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

While the zoning in the area is R-1-10,000, the majority of properties immediately surrounding the subject property are less than 10,000 square feet, including the parcels on the south side of Rockpine. Of the 12 parcels on the south side of Rockpine, 8 are less than 10,000 sf, and 4 of these 8 parcels are smaller than the two new parcels proposed.

- E. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

As stated above, many parcels in the immediate vicinity are currently developed as less than 10,000 sf parcels. Applicant is proposing to create a 15,352 sf parcel to accommodate the existing residence and appurtenances (pool, spa and deck), and 2 new parcels that are larger in size than other parcels immediately adjacent.

- F. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

The development of 2 new residences is an infill project that will still be consistent with the look and general character of the neighborhood and as a result will not be materially detrimental to the public welfare or otherwise injurious to other properties or improvements in the same vicinity and zone. The size of the two new parcels is consistent with the pattern of development in the general area and will therefore blend in well, enhancing property values.

Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

HILLSIDE MANAGEMENT AND SIGNIFICANT ECOLOGICAL AREAS – BURDEN OF PROOF

A. Hillside Management Areas (Section 22.56.215 F.1):

1. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard;

The subject property is located in an area that is similar in character and topography with residences developed on the upslopes and downslopes. Development of the remainder of this parcel should help to stabilize the existing slope, will reduce amount of brush on the slope, better protecting the area.

2. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;

The land division and construction of two new single family residences will enhance the area and will be developed in a manner consistent with the mixture of parcel sizes in the general area. It will not impact natural, biotic, cultural, scenic or open space resources in the area. The property is currently plated with domestic vegetation is not a viewshed.

3. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

The general plan recognizes the need to provide housing in all areas of the County in a range of prices. This area is a fully developed urban area with a minor number of urban infill opportunities. The uses as proposed will help keep the area economically viable by providing 2 additional families to help sustain the economic base and will not add a burden.

4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The architectural character of the two new residences is consistent with the pattern of architecture and style in the area. The design is aesthetically pleasing and interesting and is of a scale compatible with the the surrounding community.

(Over for SEA)

PM 063010

Erwin J. Fellner
2734 Rockpine Lane
La Crescenta, CA 91214

Department of Regional Planning
320 W Temple Street
Los Angeles, CA 90012

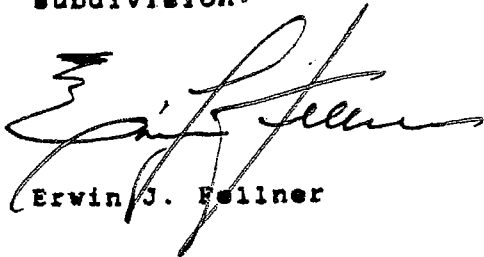
April 10, 2008
(EF/769/08)

Dear Commissioners

Subject: Proposal No: PM083010.

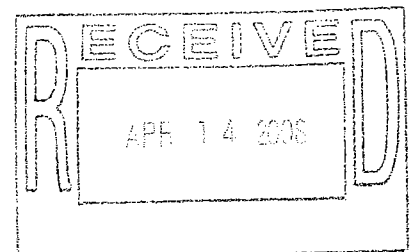
Reference: Applicant, Alex & Radoslava Rogic

With this letter I am submitting the Pinecrest Homeowner's
Petition declaring our opposition to the proposed
subdivision.



Erwin J. Fellner

Attachement: HOMEOWNER PETITION, eight (8 ea) sheet.
(Fiftyseven signatures)



PROJECT NO. PM063010
-----*****
PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

April, 2008

As residents and property owners in the La Crescenta community of Pinecrest, we the undersigned declare our opposition to the proposed subdivision of the 0.707 acre residential lot located at 2716 Willowhaven Drive, La Crescenta, California, 91214.

	<u>Owner Name</u>	<u>Address</u>
1. SIGN	<u><i>[Signature]</i></u>	<u>2734 ROCKPINE LANE</u>
PRINT	<u>ERWIN H. FELLNER</u>	
2. SIGN	<u><i>[Signature]</i></u>	<u>SAME AS ABOVE</u>
PRINT	<u>HELENA L. FELLNER</u>	
3. SIGN	<u><i>[Signature]</i></u>	<u>2769 Rockpine Ln.</u>
PRINT	<u>RAYMOND J. CATAN</u>	
4. SIGN	<u><i>[Signature]</i></u>	<u>2769 Rockpine Ln.</u>
PRINT	<u>LUCILLE CATAN</u>	
5. SIGN	<u><i>[Signature]</i></u>	<u>2762 ROCKPINE LANE</u>
PRINT	<u>ALENE BOYCHUK</u>	
6. SIGN	<u><i>[Signature]</i></u>	<u>2762 Rockpine Lane</u>
PRINT	<u>BENJAMIN M BOYCHUK</u>	
7. SIGN	<u><i>[Signature]</i></u>	<u>2710 Rock Pine Lane</u>
PRINT	<u>HAROLD A. SMITH</u>	
8. SIGN	<u><i>[Signature]</i></u>	<u>2710 Rock Pine Lane</u>
PRINT	<u>NANCY E. SMITH</u>	

PROJECT NO. PM063010
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	<u>Owner Name</u>	<u>Address</u>
1.	SIGN <u>Anna Selu</u> PRINT ANNA SELU	<u>2713 Rockpine</u>
2.	SIGN <u>Gordon Wood</u> PRINT GORDON WOOD	<u>2713 ROCKPINE LANE</u>
3.	SIGN <u>Donald R Royer</u> PRINT DONALD R. ROYER	<u>2718 Rockpine Lane</u>
4.	SIGN <u>Jane Ellen Royer</u> PRINT JANE ELLEN ROYER	<u>2718 Rockpine Lane</u>
5.	SIGN <u>Peter Taranto</u> PRINT PETER TARANTO	<u>2712 Rockpine Lane</u>
6.	SIGN <u>David Zulli</u> PRINT DAVID ZULLI	<u>2744 Rock Pine Lane</u>
7.	SIGN <u>Alice Zulli</u> PRINT ALICE ZULLI	<u>2744 Rock Pine Lane</u>
8.	SIGN <u>Taren Sarti</u> PRINT TAREN SARTI	<u>2722 Rockpine Lane</u>

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	<u>Owner Name</u>	<u>Address</u>
1.	SIGN <u>Joseph L. Savino</u> PRINT <u>Joseph L. Savino</u>	<u>2750 Rockpine Lane</u>
2.	SIGN <u>GHIMUN NOH</u> PRINT <u>GHIMUN NOH</u>	<u>2740 Rockpine Lane</u>
3.	SIGN <u>YEESOCK NOH</u> PRINT <u>YEESOCK NOH</u>	<u>2740 Rockpine Lane</u>
4.	SIGN <u>PETER. KIM</u> PRINT <u>PETER. KIM</u>	<u>2728 ROCKPINE LN</u>
5.	SIGN <u>HELENA YOUNGJA KIM</u> PRINT <u>HELENA YOUNGJA KIM</u>	<u>2728 ROCKPINE LANE</u>
6.	SIGN <u>Richard Wheaton</u> PRINT <u>RICHARD WHEATON</u>	<u>2603 SEAPINE LANE</u>
7.	SIGN <u>DEORA WHEATON</u> PRINT <u>DEORA WHEATON</u>	<u>2603 SEAPINE LANE</u>
8.	SIGN _____ PRINT _____	_____

PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

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	<u>Owner Name</u>	<u>Address</u>
1. SIGN	<u>Phillip Shin</u>	<u>2768 Rockpine Ln.</u>
PRINT	<u>PHILLIP SHIN</u>	
2. SIGN	<u>Rosa Shin</u>	<u>2768 Rockpine Ln</u>
PRINT	<u>Rosa Shin</u>	
3. SIGN	<u>UM Moon Sup</u>	<u>2756 Rockpine Ln</u>
PRINT	<u>UM MOON SUP</u>	
4. SIGN	<u>Suk Young Um</u>	<u>2756 ROCKPINE LN</u>
PRINT	<u>SUK YOUNG UM</u>	
5. SIGN	<u>Paul Kim</u>	<u>2728 Rockpine Ln</u>
PRINT	<u>Paul Kim</u>	
6. SIGN	<u>Mare Kim</u>	<u>2728 Rockpine Ln.</u>
PRINT	<u>MARE KIM</u>	
7. SIGN	<u>Patricia Cartmell</u>	<u>2631 Willowhaven Dr.</u>
PRINT	<u>PATRICIA CARTMELL</u>	
8. SIGN	<u>Ken Cartmell</u>	<u>2631 Willowhaven Drive</u>
PRINT	<u>KEN CARTMELL</u>	

PROJECT NO. PM063010
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	<u>Owner Name</u>	<u>Address</u>
1. SIGN	<u>[Signature]</u>	<u>2710 Willowhaven Dr.</u>
PRINT	<u>HRAND AGHAZARIAN</u>	
2. SIGN	<u>[Signature]</u>	<u>" " " "</u>
PRINT	<u>VARDIT ARUTYUNYAN</u>	
3. SIGN	<u>[Signature]</u>	<u>2619 Willow Haven Dr.</u>
PRINT	<u>ROOBICK HATKIAN</u>	
4. SIGN	<u>[Signature]</u>	<u>2619 Willow Haven Dr.</u>
PRINT	<u>Ronald Hattikian</u>	
5. SIGN	<u>Maria Hattick</u>	<u>2707 Willowhaven Dr.</u>
PRINT	<u>WILLIAM F HATTICK</u>	<u>"</u>
6. SIGN	<u>William F Hattick</u>	<u></u>
PRINT	<u></u>	
7. SIGN	<u>[Signature]</u>	<u></u>
PRINT	<u>V WONG EYUNG LEE</u>	
8. SIGN	<u>[Signature]</u>	<u>2713 willowhaven Dr.</u>
PRINT	<u>PENNIS Y LEE</u>	

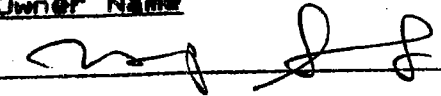
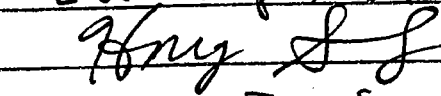
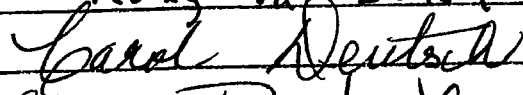
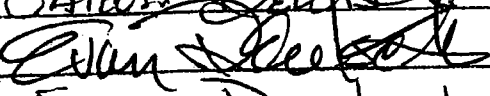
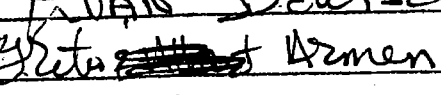
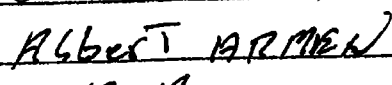
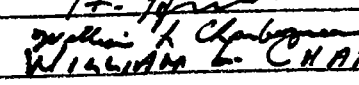
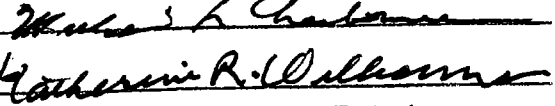
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PINECREST HOMEOWNER'S PETITION

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	<u>Owner Name</u>	<u>Address</u>
1. SIGN		2750 Willowhaven Dr
PRINT	EUN SUP SONG	La Crescenta CA 91214
2. SIGN		— u —
PRINT	HUNG TAI SONG	
3. SIGN		2737 Willowhaven Dr
PRINT	CAROL DEUTSCH	LA Crescenta CA 91214
4. SIGN		2737 Willowhaven Dr.
PRINT	EUAN DEUTSCH	LA Crescenta CA 91214
5. SIGN		2736 Willowhaven Dr.
PRINT	Greta Armen	LA Crescenta, CA 91214
6. SIGN		2763 Willowhaven Dr
PRINT	ALBERT ARMEN	
7. SIGN		2726 WILLOW HAVEN DRIVE
PRINT	WILLIAM L. CHARBONNEAU	
8. SIGN		2740 Willow Haven Dr
PRINT	KATHARINE R WILLIAMS	

PROJECT NO. PM063010

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

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	<u>Owner Name</u>	<u>Address</u>
1. SIGN	<u>Danette Erickson</u>	<u>2954 HAWKRIDGE</u>
PRINT	<u>Danette Erickson</u>	<u>La Crescenta CA 91214</u>
2. SIGN	<u>George C. Cleven</u>	<u>5420 Pineridge Dr.</u>
PRINT	<u>George C. Cleven</u>	
3. SIGN	<u>Kerry Erickson</u>	<u>2954 HAWKRIDGE DR</u>
PRINT	<u>KERRY ERICKSON</u>	<u>La Crescenta CA 91214</u>
4. SIGN	<u>Bassam R. Abou-Chakra</u>	<u>2729 WILLOWHAVEN DR</u>
PRINT	<u>BASSAM R. ABOU-CHAKRA</u>	<u>LA CRESCENTA 91214</u>
5. SIGN	<u>Mae Abou-Chakra</u>	<u>2729 Willow Haven Dr</u>
PRINT	<u>MAE ABOU-CHAKRA</u>	<u>La Crescenta 91214</u>
6. SIGN	<u>Nabih Assaf</u>	<u>2744 WILLOWHAVEN DR.</u>
PRINT	<u>NABIK ASSAF</u>	<u>LA CRESCENTA, CA 91214</u>
7. SIGN	<u>Tumana Assaf</u>	<u>2744 WILLOWHAVEN DR</u>
PRINT	<u>Tumana Assaf</u>	<u>CA CRESCENTA, CA 91214</u>
8. SIGN	<u>Vivian Ben</u>	<u>2749 Willowhaven Dr</u>
PRINT	<u>VIVIAN BEN</u>	<u>CRESCENTA CA 91214</u>

PINECREST HOMEOWNER'S PETITION

La Crescenta 91214

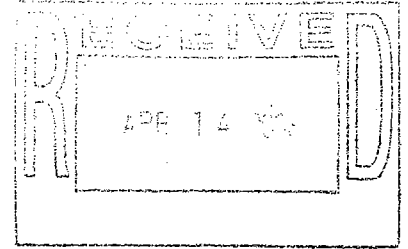
April, 2008

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	<u>Owner Name</u>	<u>Address</u>
1. SIGN	<u>Sonja J. Millikan 4/8/08</u>	<u>2821 Willowhaven Drive</u>
PRINT	<u>Sonja J. Millikan</u>	
2. SIGN	<u>Donald L. Millikan 4/8/08</u>	<u>2821 Willowhaven Drive</u>
PRINT	<u>DONALD L. MILLIKAN</u>	
3. SIGN	_____	_____
PRINT	_____	
4. SIGN	_____	_____
PRINT	_____	
5. SIGN	_____	_____
PRINT	_____	
6. SIGN	_____	_____
PRINT	_____	
7. SIGN	_____	_____
PRINT	_____	
8. SIGN	_____	_____
PRINT	_____	

April 10, 2008

Regional Planning Dept.
320 West Temple Street
Los Angeles, CA 90012
Room 1362



Regional Planning Commissioners:

This letter is in response to the public hearings, PM063010 RTM PM63010, RCUP T200500151 and RVAR T200700011 scheduled 5/21/08.

Alex Rogie's plan to subdivide and build is in violation of the long standing Declarations of Conditions and Restrictions as recorded in the official records since 1965 and has been Automatically renewed every 10 years since inception as provided by item 12. Further, he is asking for variances that are totally out of character with the community.

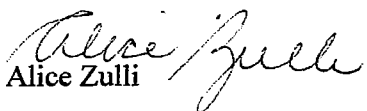
We bought our home here having been assured that no building or development would ever happen on the very steep north slope of Rock Pine Lane.

Restriction #1 states that only one single family home shall be erected on each recorded lot.

If this subdividing and building were allowed, it would, of course, be followed by further subdivision and building spoiling and devaluing the community.

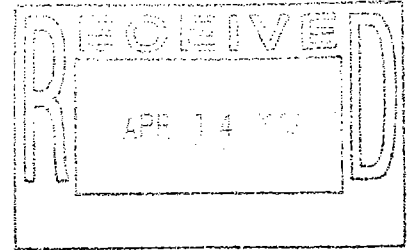
We respectfully object to any such subdivision and or building in our community.


David Zulli


Alice Zulli

2744 Rock Pine Lane
La Crescenta, CA 91214
818-248 0306

April 10, 2008



Regional Planning Dept.
320 W. Temple St.
Los Angeles, CA 90012

Dear Commissioners:

Please submit this letter and two enclosures to the Planning Commission Department hearing on May 21, 2008, regarding Applicants A. and R. Rogic's Project PM063010.

Twenty-two years ago, we (the homeowner/neighbors) opposed Rogic's unsuitable, incompatible, and undesirable Rockpine Lane (La Crescenta) subdivision and construction project proposal. Enclosed is the Department of Regional Planning's August 1986 DENIAL of this project. Now, 22 years later, we are still opposed to this proposed project, and hope the Regional Planning Department will again deny Rogic's proposal.

Thanks for your time and consideration.

Jane Royer, Homeowner
2718 Rockpine Lane
La Crescenta, CA 91214

Enclosure: the August 1986 Regional Planning Department's DENIAL of Rogic's proposed subdivision.



August 1, 1986

Alex M. Rogic
2716 Willowhaven Drive
La Crescenta, CA 91214

Gentlemen:

SUBJECT: PARCEL MAP NO. 17188
MAP DATED: JUNE 19, 1986

A public hearing on Parcel Map No. 17188 was held before the Hearing Officer on July 31, 1986.

After considering the evidence presented, the Hearing Officer in his action on July 31, 1986 made the attached findings in accordance with the Subdivision Map Act and denied your Tentative Parcel Map. A copy of the findings is attached.

If you wish to appeal this decision to the Regional Planning Commission, you must do so in writing by August 10, 1986. Your letter should be addressed to the Secretary of the Regional Planning Commission, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning

Geoffrey Taylor, Administration
Subdivision Administration Division

CT:PS:mh

Attachment

cc: Subdivision Committee
Richard David
Ervin Fellner
Jane Roger
Albert Knoell
Robert Williams
Tae Noh

11. Six persons spoke in opposition to the proposed subdivision, stating that lot 2 would be incompatible with other development in the area because of its steep topography and necessary retaining walls.
12. The proposed 58'-78' depth of parcel 2 would be undesirable in a flat area; it is unacceptable on parcel 2 where slopes are typically 40-50%.
13. The proposed design and density of the subdivision will create a very steep and shallow lot that is incompatible with the character of the neighborhood.

THEREFORE, the Hearing Officer denied Tentative Parcel Map 17188 because:

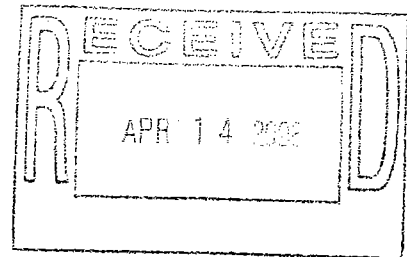
1. The proposed map is not consistent with the County General Plan;
2. The design of the proposed subdivision is not consistent with the County General Plan;
3. The site is not physically suitable for the type of development; and
4. The site is not physically suitable for the proposed density of development.

PARCEL MAP NO. 17188

Pursuant to Section 66474 of the Government Code, the proposed map is not consistent with applicable general and specific plans that call for consistency with Section 65451 and compatibility with the established neighborhood development in that:

1. The subject property is a lot created and developed as part of Tract 29172 recorded on June 2, 1965 in Map Book 742 pages 51-53.
2. Tract 29172 is a hillside development where lots were graded to create flat building sites and yards.
3. The subject property has legal and physical access via a 100' long 27' wide strip extending northerly to Willowhaven Drive. Legal access also exists to Rockpine Drive which constitutes the 214' long southerly property line.
4. The subject property is presently developed with a house and swimming pool located on a relatively flat area of approximately 6,000 sq. ft. located in the northern portion of the site.
5. The proposed subdivision would create a northerly lot (No. 1) containing the existing house and pool on a 17,825 sq. ft. parcel. Lot 2 would include the remaining 12,977 sq. ft. at the southerly portion of the subject property.
6. The proposed parcel 2 is an irregularly shaped parcel with 214' of frontage on Rockpine Lane. The depth of the parcel ranges from 58' to 78'. The parcel slopes up from the street 24'-48'. Nearly all of the parcel consists of slopes of 40% or greater.
7. The south side of Rockpine Drive is developed with homes with relatively flat yards.
8. Most of the north side of Rockpine is undeveloped, consisting of land that slopes sharply up to the north. Of the 750' length of Rockpine, homes are located only at the easterly and westerly ends. The central 630' is undeveloped hillside.
9. The County of Los Angeles General Plan designates the subject property low density residential permitting a range of 1-6 dwelling units per gross acre.
10. The General Plan states in General Policy 9 "Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas."

Ben and Arlene Boychuk
2762 Rockpine Lane
La Crescenta, CA 91214



April 11, 2008

Project PM063010

Applicants: Alex and Radoslava Rogic
2716 Willow Haven Dr. La Crescenta, CA 91214

Regional Planning Department
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles, CA 90012
To the Regional Planning Commissioners:

We are opposing a proposal to split an existing lot on Willow Haven Drive. This lot split is not consistent with the general plan as outlined in the Declaration of Conditions and Restrictions (DC&R's) applied at the time the area was developed. The environmental impact on our street and area is of great concern. Building on a 45%-50% steep slope from an aesthetic point of view to say nothing of ecological change worries us. If one person is allowed to create three lots from one, the whole street could follow suit.

A proposal by Mr. & Mrs. Alex Rogic to subdivide the property on 2716 Willow Haven Drive was denied by the Regional Planning Commission August 1, 1986.

When we moved into our home in August of 1966, we were assured that there would be no homes on the north side of Rockpine Lane thus retaining the serenity and beauty of the rural setting.

During periods of heavy rainfall, hillsides within our and adjacent areas have experienced slides and related problems. This is a tremendous concern and we feel this hillside is far too steep and is not safe for building on it. This will not affect those living on Willow Haven Drive but most certainly will affect those living on Rockpine Lane.

Please take these thoughts and facts into consideration when reviewing the plans to build on Rockpine Lane.

We do wish to be advised prior to any meetings concerning this or any future proposals.

Thank you very much.

Ben and Arlene Boychuk

See Attachments:
Declaration of Conditions and Restrictions

Regional Planning Department-----Project PM063010
April 11, 2008


Signatures of neighbors opposing Project PM063010

We the undersigned have read and agree with the statements of this letter and are opposed to the splitting of the lot at 2716 Willow Haven Drive.

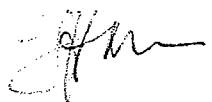
Name  Suk Young Um  Moon Sop Um
Address: 2756 Rockpine Lane----La Crescenta, CA 91214 2756 Rockpine Lane, La Crescenta, CA 91214


Name  Phillip Shin
Address: 2768 Rockpine Lane----La Crescenta, CA 91214

Name  Rosa Shin
Address: 2768 Rockpine Lane----La Crescenta, CA 91214

Name  Ray Catan
Address: 2769 Rockpine Lane----La Crescenta, CA 91214

Name  Lucille Catan
Address: 2769 Rockpine Lane----La Crescenta, CA 91214

 Jessica Um
2756 Rockpine Lane
La Crescenta CA 91214

 Jenny Um
2756 Rockpine Ln.
La Crescenta CA 91214

6483200-213

Accommodation

4426

TITLE INSURANCE & TRUST DECLARATION OF CONDITIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That WALTER ALLEY CO., a California corporation, owner of the real property in the County of Los Angeles, State of California, described as: Tract 29172 as shown by map recorded in Book 742, Page 51 of Maps, records of Los Angeles County, California.

FEE \$4.40 4G

HARLEY CANTIFF AND DECLARK, that they have established and do hereby establish a general plan for the improvement and development of the lots affected by these restrictions, and they hereby establish the provisions, conditions, restrictions, covenants, easements and reservations upon and subject to which, by these restrictions and portions of the lots affected by these restrictions, herein sometimes referred to as "said land", shall be improved or sold or conveyed by them as such owners, each and all of which is and are for the benefit of each subsequent owner of land affected by these restrictions, or any interest therein, and shall inure to and pass with each and every lot affected by these restrictions and shall apply to and bind the respective successors in interest of the present owner or owners thereof, and are, and each of them is imposed upon said lots as a servitude in favor of each and every lot as the dominant tenement or tenements and as mutual covenants running with the land in favor of each and every lot owner stated

1. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet, or width of less than 40 feet at the front building setback line. Excluding lots as existing on the record map of said tract.
2. No building shall be located nearer than 15 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 65 feet or more from the front lot line, shall be located nearer than 5 feet to any side line, except that an attached garage may be located not nearer than 5 feet to any side line at any point not nearer than 10 feet to the front lot line.
3. No noxious or offensive trade or activity shall be carried on upon any lot affected by these restrictions, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot affected by these restrictions shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence on any such lot or lots. No trailer shall be parked in front of any residential structure or attached garage or between such residential structure and any side line or side street line.
5. All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwelling with not more than two stories and a private garage for not more than three cars and customary outbuildings. The floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 1500 square feet. No signs shall be erected or posted on said lots other than a sign advertising the premises wherein such sign is located as being "For Sale" and such sign shall be no larger than 18 inches by 24 inches

JUN 16 1965

-1-

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
10 Min. 3 P.M. JUN 16 1965
RAY E. LEE, County Recorder

4426

15. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

16. Breach of any of said covenants and restrictions, or any re-entry by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said lots or property, or any part thereof, but such provision, restriction or covenant shall be binding and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

17. No building shall be erected, placed or altered on any building plot in the land herein described, nor shall any existing building be altered so as to alter its exterior design, i.e. by the addition of a room, changing a garage so that the same may not be used for the parking of the number of vehicles for which it was originally designed, or altering the roof line, nor shall any aerial for the reception or transmission of television or radio be installed until the building plans, specifications, and plot plans showing the location of such building or aerial has been approved in writing as to conformity and harmony of external design with existing dwellings in the tract and as to location of the building and/or aerial with respect to typography and finished ground elevation by a committee composed of Webster Wiley, Jr., Eugene Jack Porter, and Carolyn Wiley, or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approval or disapproval of such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in the event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. Neither the grantor nor said Architectural Committee shall be responsible for any structural defects in said plans and/or specifications, nor any building or structure erected according to said plans and/or specifications. Said Architectural Committee shall be liable only in the event that they are grossly negligent in the performance of their powers herein conferred.

IN WITNESS WHEREOF, WEBSTER WILEY CO., has caused this instrument to be executed and its corporate seal to be affixed hereunto by its officers thereunto duly authorized this 15th day of June, 1965

WEBSTER WILEY CO.

by Webster Wiley, Jr.
Webster Wiley, Jr., President
and Edward L. Huntington
Asst. Secretary

JUN 16 1965

4426



April 24, 2008

Regional Planning Department
320 W. Temple Street
Los Angeles, California 90012

Dear Commissioners:

This letter is in regard to the Rogic Project PM063010.

We strongly oppose the subdivision and construction project. Our concerns are, the hillside is very steep and the look will not be compatible with our neighborhood.

With any construction on such a steep slope a concern of the stability is great. There were flood problems, with flowing mud some years back with damage to the Pinecrest area. There are homes directly across the proposed project that would be greatly affected.

Very truly yours,

Peter Sevaly, Homeowner
2625 Willowhaven Drive
La Crescenta, California 91214

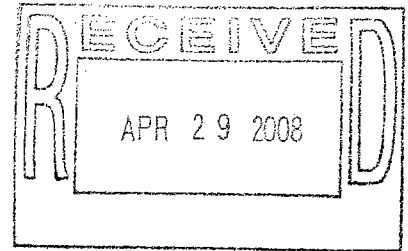
Mona Sevaly, Homeowner
2625 Willowhaven Drive
La Crescenta, California 91214

2624 WILLOWHAVEN DR
LA CRESCENTA, CA 91214

4-25-08

April 25, 2008

Department of Regional Planning
320 Temple Street
Los Angeles, CA 90012



Mr Jodie Sackett

TENTATIVE PARCEL MAP NO. 063020-(5)
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)

Dear Mr. Sackett,

Lorraine and I have lived at 2628 Pinelawn Dr., LaCrescenta, CA 91214 since 1974. Our property is about two blocks from the property under zoning variance consideration.

We are **opposed** to the changes proposed to build two houses on less than the net 10,000 square feet required.

Thank You.

Robert D. Ruby

Lorraine D. Ruby

2628 Pinelawn Dr.
LaCrescenta, CA 91214
818-249-5053

Jack Boghossian, M.D.
2736 Willowhaven Drive
La Crescenta, Ca. 91214

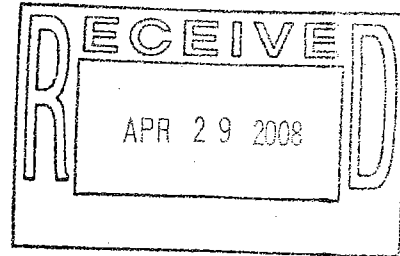
April 27, 2008

Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Dear Commissioners,

Subject: Project No. PM 063010.

Reference: Applicant, Alex Radoslava Rogic



We are opposing a proposal to split an existing lot on Willowhaven Drive. It is not Consistent with the general plan as outlined in the Declaration of Conditions and Restrictions. (DC&R's) which were recorded with the County Recorder 1965. The proposed design of the subdivision will create a very steep and shallow lot, which is incompatible with the character of the neighborhood.

Very Truly Yours,

Jack Boghossian, M.D.

April 28, 2008

Regional Planning Department
320 W. Temple Street
Los Angeles, CA 90012

Subject: Project No. 063010-(5) Alex Rogic, 2716 Willowhaven Drive. His plan is to subdivide his property and build two additional primary residences.

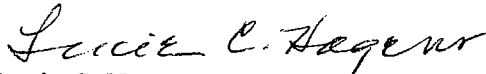
Dear Commissioners:

As a next door neighbor of Mr. Rogic on Willowhaven Drive, I wish to make my opinion known about the project listed above. I am an original property owner, having purchased my home at 2724 Willowhaven Drive in 1967. I have carefully maintained my property over all the years, including the safe maintenance of the extremely steep hill behind my home to reduce the risk of fire and to prevent flooding during heavy rains. Mr. Rogic proposes to build two new homes into the same very steep slope next to mine. In addition to never expecting homes to be built in this area when my husband and I purchased our home so many years ago, I am honestly fearful of the increased potential for fire and flooding with the reduced vegetation on the hill next to mine. I am certainly not in favor of Mr. Rogic's plan to build two homes into the hill.

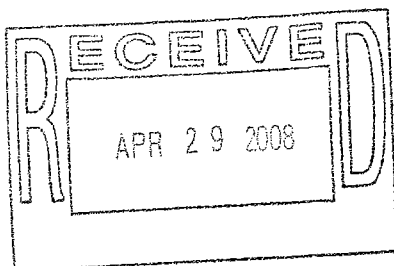
Mr. Rogic's plans echo his attempt over twenty years ago to add a house into the same steep slope. The plan was denied. The reaction in the neighborhood is just as it was then -- negative.

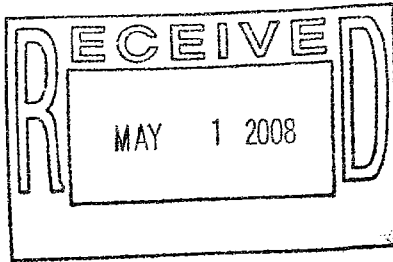
Thanks for any help you can give.

Sincerely,



Lucie C. Hagens
2724 Willowhaven Dr.
La Crescenta, CA 91214
818-248-9362





George C. Clevon
5420 Pineridge Dr.
La Crescenta, CA 91214

April 30, 2008
Ref File: Rockpine.doc

Regional Planning Department
320 W. Temple Street
Los Angeles, CA 90012
Attn: Room 1362

Subject: Project No. PM063010
Reference: Applicant, Alex Rojec, 2716 Willowhaven Drive, La Crescenta

Dear Commissioners,

I am writing, as a private citizen living in the same Pinecrest Tract as Mr. Rojec, to voice my concerns and objections to his proposed subdivision of his property on Willowhaven Drive. I object to it for the following reasons:

1. I do not wish a precedent to be set, that owners of oversized (>15,000 sq. ft) lots can subdivide and build additional homes. There are a number of flag lot homes such as Mr. Rojec's facing on both Willowhaven Drive and Rockpine Lane. These homeowners could get easy approval to subdivide and build if Mr. Rojec is successful. There may be other lots in the Pinecrest tract that could also qualify, but I have not had the time to research lot sizes in the area. Because it is such a steep hillside, the tract developer built no homes on the north side of Rockpine lane where Mr. Rojec's planned buildings would face.
2. Any houses built on lots resulting from subdivisions of the flag lots on Willowhaven Drive and facing on Rockpine Lane would be greatly out of keeping with the general appearance of the immediate neighborhood specifically and Pinecrest in general. Pinecrest homes are well designed and are cohesive as a residential area, having large lots and ample green room around individual residences. By contrast, homes resulting from subdivisions facing Rockpine Lane would have to be literally carved into the steep hillside on long shallow lots providing little or no green spaces. An example of such a home, and one of the main reasons for my objection to Mr. Rojec's proposal, can be seen on Pinelawn Drive as the first house going west on the north side turning off Pinecone Road. This house was built years ago and quite obviously does just not fit in with the neighborhood. The house has little or no setback, not much landscaping, a very different appearance and is really out of place.
3. The hillside facing the north side of Rockpine Lane is very steep right down to the sidewalk. A tremendous amount of rock and decomposed granite (remember, this area is at the top of a large alluvial fan) will have to be removed. One number I heard

anecdotally and attributed to Mr. Rojec, was that 40 truckloads, at 50 cubic yards each, would have to be removed. This would not only be a burden on the residents, but also the heavy trucks would cause tremendous wear and tear on our local blacktop roads; will the county resurface the roads if needed?

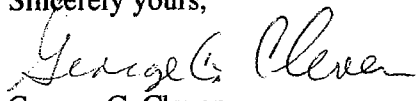
4. The slope of the hillside to be removed has been informally estimated to be in the 50 % range. Since it goes down to the sidewalk with no flat area at all, it will be necessary to grade multiple "steps" into the hillside to build two houses. As a result a number of retaining walls will have to be built. Since these lots are shallow and long, there will be several walls at approximately 60 to 80 feet long and as much as 10 feet high. These retaining walls creating the steps will be a real, very much unwanted, continuous eyesore to the neighbors living on the south side of Rockpine Lane. These houses will have a different appearance, very little setback, steep driveways and steep entrances. They will be very much out of keeping with the neighborhood just as is the house on Pinelawn Drive.

5. The number of long retaining walls poses a possible earthquake hazard. The large amount of hillside being held back by these stepped walls requires very solid, deep footings to be used. Also, since water drainage has been changed, it isn't clear how that will be handled on the resulting very steep slope. If handled poorly, water could seep behind the retaining walls and the resulting hydrostatic pressure would increase the danger of a wall collapse. An additional danger resulting from wall collapse is the Rojec's swimming pool above the area where the two houses are planned to be built. In the event of an earthquake, the seiche set up in the pool would add to the stresses imposed on all the retaining walls. In the event of a collapse of the top wall, the pool would likely rupture and empty on the houses below inflicting further damage including houses directly across Rockpine Lane. In a worst case scenario, since there will be four or five stepped retaining walls required, the collapse of one coupled with the steepness of the cut will likely set up a collapse of one or all additional walls.

6. One real problem of digging into the top of an alluvial fan, which is a naturally formed gravel pit, is that enormous boulders will be encountered. These could be heavier than the grading equipment being used to remove them. If removal is accomplished, it is possible that the Rojec's house could be undermined to the point of being hazardous to the occupants. I bear Mr. Rojec and his wife no ill will; I don't want such a thing to happen. I have not heard of any economically feasible plans on how to safely remove very large boulders in an established neighborhood.

Thank you for reading my letter and for giving it some consideration.

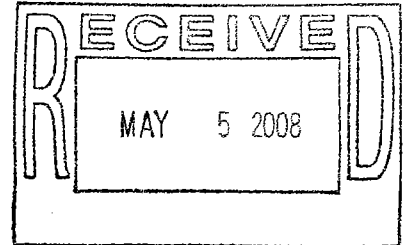
Sincerely yours,


George C. Clevin

Kerry & Danette Erickson
2954 Hawkrigde Drive
La Crescenta, CA 91214

April 30, 2008

Regional Planning Department
Attn: Jodie Sackett
320 W. Temple Street
Los Angeles, CA 90012
Attn: Room 1362



Subject: Project No. PM063010
Reference: Applicant, Alex Rojec, 2716 Willowhaven, La Crescenta

Dear Commissioners,

As a home owner living in the same Pinecrest Tract as Mr. Rojec, I do not want our local standards as expressed in our homeowners CC&Rs compromised for anyone to subdivide their property. If one person gets an exception to the law everyone will be building whatever they choose. When Webster Wiley created this tract he built as many homes as he possibly could keeping concerns of fellow neighbors at heart.

1. If a precedent is set, that owners of oversized (>15,000 sq. ft) lots can subdivide and build additional homes there will be many requests. I too live on a street with homes on only one side due to the steep terrain and would detest seeing the law or building regulations broken on my street.
2. Pinecrest houses have a certain character. There are no houses in Pinecrest where a car can not park in a driveway. To allow 5 foot setbacks when the homeowners rules require at least 15 ft is not acceptable. It is wrong to stuff houses up against the mountain only to make money for the property owner. There is no need for cramming more houses in our area. We have had homes on the market for almost a year with no nibble of interest to buy them. On my street its been 191 days and no sale so homes are not needed. I have seen homes crammed into the San Francisco area due to lack of property, but we are not that area and do not want the variance granted. It is not in keeping with the general appearance of Pinecrest. Pinecrest homes are single or two story on flat lots with 20 foot setbacks and driveways that can hold two cars. Our homes have back yards as well as 10 foot side setbacks with pine trees and lush landscaping. We want those standards upheld. No homes carved into the steep hillside on shallow lots with little flat green spaces.
3. It is one thing to dynamite a mountain and move out 59,000 cubic feet of earth to the landfill when the area is first being developed but not after people live all

around the area. It is a health hazard to breath all of this dust. It is a danger to the folk above as the great boulders are being blown up to make this huge cut into the mountain. It is a danger to the folk below as the mud and debris will run down their street. In the 1960s, the county said it was safe to build above the Genofiles home against their wishes, well when our 100 year rain came in the 70's, the dam overflowed and their house was filled with dirt almost to the ceiling trapping them on their beds. They survived and the county was sued for poor planning, but have we learned from their mistakes. Our area is prone to fires and floods. Are we trying to put in too many houses on very little flat space against the neighbors wishes?

4. We moved up to Pinecrest to live among the pines the openness of the mountains, not to fill in every inch with homes. Its one thing if there is enough flat land to build a home like the others, but Mr. Wiley already built on all acceptable flat lots. We do not need cuts into the mountains for weird shallow homes with garages ten feet apart, not in character with our community.

5. We may have some retaining walls to hold back existing natural mud flows but not 50 feet of retaining walls so one can add more homes. When one looks up this mountain the house will be above street level so top of house will be 39 feet above the street and then 30 more feet of retaining walls so one will see some 50 to 60 feet of concrete straight up the hillside. This is not what Pinecrest is. This is not what our local rules allow.

In conclusion, granting such a CUP is inconsistent with hillside management and creates unusual lots not physically suitable for development compatible with the area or the wishes of the neighbors to preserve natural features. Listen to the majority of the Pinecrest residents, who do not want this variance granted.

Yours truly,



Kerry and Danette Erickson

818 249 9577

Danette7@charter.net

CMA Report

Listings as of 04/30/08 at 8:44pm

Page

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3554 Santa Carlotta St	La Crescenta	504, E6	2	1	1,041	6652sf	1955	03/17/08	479.35	43/43	499,000	499,000
3034 Orange Ave	La Crescenta	504, F6	5	3	1,845	6453sf	1948	04/02/08	324.63	25/25	649,950	598,950
3163 orange Ave	La Crescenta	504, F6	3	2	1,400	6080sf	1950	04/23/08	428.21	7/7	599,500	599,500
3029 Alabama St	La Crescenta	504, F7	3	2	0	6099sf	1950	04/10/08	0.00	20/20	649,000	609,000
3316 Henrietta Ave	La Crescenta	504, E5	3	2	1,275	7593sf	1955	04/27/08	478.43	3/3	610,000	610,000
2917 Markridge Rd	La Crescenta	504, F5	3	2	1,368	8500sf	1952	03/24/08	449.56	36/36	615,000	615,000
2520 Olive Ave	La Crescenta	504, G6	2	2	1,019	5157sf	1923	04/28/08	609.30	1/1	620,876	620,876(V)
3357 Santa Carlotta St	La Crescenta	504, E6	3	2	1,303	5408sf	1948	04/15/08	487.30	15/15	634,950	634,950
4913 New York Ave	La Crescenta	504, E6	3	2	1,538	6899sf	1955	03/10/08	415.47	51/310	659,000	639,000
3147 Paraiso Way	La Crescenta	504, F6	3	2	1,386	5230sf	1961	02/03/08	479.80	80/80	675,000	665,000
2921 Adams St	La Crescenta	504, F6	3	2	1,520	7635sf	1955	03/28/08	450.66	16/16	685,000	685,000
2509 Janet Lee Dr	La Crescenta	504, G6	3	2	1,602	7592sf	1954	03/10/08	436.33	51/232	749,000	699,000
2706 Henrietta AV	La Crescenta	504, G7	3	1	1,425	7995sf	1950	03/27/08	490.53	34/34	699,000	699,000
3100 Santa Carlotta St	La Crescenta	504, F6	2	1	1,258	11300sf	1951	05/06/07	555.64	344/468	699,000	699,000
3522 Henrietta Ave	La Crescenta	504, E5	3	2	2,000	7828sf	1955	04/26/08	374.50	4/4	749,000	749,000
3547 Mevel Pl	La Crescenta	504, E5	3	2	1,578	7696sf	1957	04/11/08	493.66	19/19	799,000	779,000
4841 Pennsylvania Ave	La Crescenta	504, F6	4	2	1,901	7259sf	1967	03/25/08	418.20	36/123	829,000	795,000
2407 Olive Ave	La Crescenta	504, G6	4	4	2,200	4535sf	2008	02/29/08	385.91	61/61	899,000	849,000
5327 Pineridge Dr	La Crescenta	504, G6	3	2	1,880	10926sf	1964	04/21/08	478.19	9/123	899,000	899,000
2320 Jayma Ln	La Crescenta	504, H6	5	3	2,776	10384sf	1959	04/23/08	352.67	5/177	979,000	979,000
2980 Hawkridge Dr	La Crescenta	504, F5	4	3	2,379	11761sf	1971	10/18/07	414.04	193/193	1,265,000	985,000
3550 Santa Carlotta St	La Crescenta	504, E6	5	5	2,800	11676sf	1939	04/25/08	392.50	5/362	1,099,000	1,099,000
3029 Hopeton Rd	La Crescenta	504, F5	4	3	2,712	18146sf	1969	02/04/08	414.80	85/85	1,124,950	1,124,950
2933 Mountain Pine Dr	La Crescenta	504, F6	5	3	2,829	12340sf	1976	03/16/08	402.62	45/164	1,139,000	1,139,000
2811 Harmony Pl	La Crescenta	504, F6	4	3	3,156	7321sf	2005	02/20/08	386.25	70/70	1,275,000	1,219,000
5841 Freeman Ave	La Crescenta	504, H5	4	4	3,569	35284sf	1983	03/04/08	476.32	56/56	1,700,000	1,700,000
Averages					1,910				442.99	51/105	838,509	815,009
Listing Count 26					High 1,700,000				Low 499,000			Median 699,000

BACK UP OFFER Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3324 Paraiso Way	Glendale	504, E6	3	2	1,132	5768sf	1950	02/29/08	528.71	114/114	688,500	598,500
3300 Burritt Way	La Crescenta	504, E6	3	2	1,504	6138sf	1950	04/19/08	475.40	61/61	749,500	715,000
2765 Rock Pine Ln	La Crescenta	504, G5	3	2	1,920	40950sf	1968	03/13/08	416.15	62/573	799,000	799,000
5150 La Crescenta Ave	La Crescenta	504, G6	4	3	2,666	8050sf	1988	02/07/08	322.21	104/193	859,000	859,000
3140 Markridge Rd	La Crescenta	504, F5	3	3	2,450	12840sf	1965	04/25/08	357.51	15/15	875,900	875,900
Averages					1,934				420.00	71/191	794,380	769,480
Listing Count 5					High 875,900				Low 598,500			Median 799,000

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3332 Stevens St	Glendale	504, E6	2	1	933	5590sf	1940	03/10/08	481.78	9/9	449,500	449,500
3050 Brookhill St	La Crescenta	504, F6	3	3	2,482	10066sf	1947	04/02/08	288.07	71/43	715,000	715,000
2942 Orange Ave	La Crescenta	504, F6	3	2	1,772	6200sf	1947	03/03/08	426.07	7/7	755,000	755,000
5441 Pine Cone Rd	La Crescenta	504, F6	4	3	2,256	19300sf	1968	04/23/08	487.15	111/336	1,149,000	1,099,000
Averages					1,861				420.77	34/124	767,125	754,625
Listing Count 4					High 1,099,000				Low 449,500			Median 735,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LF
5043 Ramsdell Ave	La Crescenta	504, F6	1	1	872	5250sf	1947	03/14/08	516.06	190/190	535,000	499,000	450,000	90.21
5007 Pennsylvania Ave	La Crescenta	504, F6	2	1	821	9150sf	1948	03/14/08	572.47	120/120	525,000	499,000	470,000	94.21
2510 Olive Ave	La Crescenta	504, G6	2	1	968	3999sf	1960	11/30/07	506.20	46/160	539,000	499,000	490,000	98.21
3022 Brookhill St	La Crescenta	504, F6	2	1	903	5454sf	1947	08/21/07	607.97	13/13	549,000	549,000	549,000	100.00
4881 Cheryl Ave	Glendale	504, E6	3	2	1,302	6300sf	1953	12/27/07	426.27	129/129	669,000	588,000	555,000	94.41
3333 Los Olivos Ln	La Crescenta	504, E6	3	2	1,460	5350sf	1951	04/17/08	390.41	163/163	679,000	599,000	570,000	95.21
3108 Harmony Pl	La Crescenta	504, F5	3	2	2,134	7190sf	1948	02/14/08	269.45	157/157	718,950	599,950	575,000	95.81
3355 Alabama St	La Crescenta	504, E6	3	2	1,031	5250sf	1950	07/03/07	560.62	15/15	598,000	598,000	578,000	96.71
4918 Pennsylvania Ave	La Crescenta	504, F6	2	2	1,481	7200sf	1954	03/28/08	398.38	10/10	599,000	599,000	590,000	98.51
3353 Paraiso Way	Glendale	504, E6	3	1	1,136	5656sf	1947	07/20/07	536.97	29/29	609,000	609,000	610,000	100.21
3300 Paraiso Way	Glendale	504, E6	3	1	1,132	6140sf	1950	07/31/07	546.82	79/79	649,000	619,000	619,000	100.01
4837 Cloudsdale Ave	Glendale	504, E6	3	2	1,238	9316sf	1954	04/01/08	504.85	29/159	675,000	675,000	625,000	92.61

Presented By: Dick Clubb / National R.E. Pagliuso Phone: 818-248-8071 x19

Featured properties may not be listed by the office/agent presenting this brochure.

Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale. (RAP04-0

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CMA Report

Listings as of 04/30/08 at 8:44pm

Page 2

RESIDENTIAL**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LI
5123 Ramsdell Ave	La Crescenta	504, F6	2	2	1,480	6510sf	1953	08/31/07	425.00	50/50	679,000	649,000	629,000	96.90
3311 Santa Carlotta St	Glendale	504, E6	3	1	1,132	6850sf	1950	09/01/07	560.95	15/15	645,000	645,000	635,000	98.40
3235 Los Olivos Ln	La Crescenta	504, E7	3	1	1,240	6120sf	1947	11/14/07	512.10	47/47	649,000	649,000	635,000	97.80
3348 Paraiso Way	La Crescenta	504, E6	3	2	1,450	5768sf	1947	08/03/07	440.69	13/13	639,000	639,000	639,000	100.00
3309 Burritt Way	La Crescenta	504, E6	3	2	1,312	6400sf	1950	11/30/07	495.43	82/82	799,000	650,000	650,000	100.00
3245 Henrietta Ave	La Crescenta	504, E6	3	2	1,509	6720sf	1947	08/17/07	434.06	21/185	648,500	648,500	655,000	101.00
3415 Gromer Ter	La Crescenta	504, E5	2	1	1,176	7400sf	1950	08/31/07	556.97	53/53	738,599	689,000	655,000	95.10
5229 Maryland Ave	Glendale	504, E5	2	2	1,390	11330sf	1950	08/03/07	485.61	101/101	725,000	699,000	675,000	96.60
5229 Maryland Ave	Glendale	504, E5	2	1	1,390	11330sf	1950	08/03/07	485.61	72/72	649,950	649,950	675,000	103.90
3234 Henrietta Ave	Glendale	504, E6	5	3	2,589	6300sf	1947	12/28/07	260.72	64/190	799,000	675,000	675,000	100.00
3150 Brookhill St	La Crescenta	504, F6	4	2	1,466	5610sf	1948	07/02/07	467.94	28/91	679,000	679,000	686,000	101.00
2418 Rockdell St	La Crescenta	504, H6	3	3	2,026	19530sf	1947	02/28/08	340.57	80/80	839,000	799,000	690,000	86.40
4835 New York Ave	Glendale	504, E6	4	3	2,506	12315sf	1954	04/24/08	279.33	68/68	679,000	679,000	700,000	103.10
2705 Starfall Dr	La Crescenta	504, G5	4	2	2,002	9700sf	1972	04/16/08	354.65	27/27	799,000	725,000	710,000	97.90
3320 Burritt Way	La Crescenta	504, E6	3	2	1,876	5656sf	1950	07/17/07	381.13	15/106	729,000	729,000	715,000	98.10
3049 Alabama St	La Crescenta	504, F7	3	2	1,577	5300sf	1950	04/10/08	466.07	57/57	759,000	749,000	735,000	98.10
2947 Cloudcrest Rd	La Crescenta	504, F5	4	3	2,611	10810sf	1959	04/15/08	287.25	41/177	799,000	799,000	750,000	93.90
4929 Trend Terrace	La Crescenta	504, D5	4	2	1,966	8100sf	1964	11/27/07	384.03	54/54	779,000	719,000	755,000	105.00
4814 Ramsdell Ave	La Crescenta	504, F7	4	3	2,376	5246sf	1989	03/17/08	324.07	122/326	819,000	799,000	770,000	96.40
3219 Henrietta Ave	Glendale	504, E6	3	2	1,733	6160sf	1949	09/14/07	445.47	12/12	779,000	779,000	772,000	99.10
2720 Harmony Pl	La Crescenta	504, G6	3	2	1,586	6930sf	1955	08/22/07	488.65	25/25	769,000	769,000	775,000	100.80
3461 Brookhill St	Glendale	504, E5	3	3	1,854	8300sf	1965	01/20/08	423.95	4/294	800,000	875,000	786,000	89.80
5050 Carolyn Way	La Crescenta	504, D5	4	3	1,700	8899sf	1958	08/21/07	494.12	18/18	859,000	859,000	840,000	97.80
2547 Upper Ter	La Crescenta	504, G6	3	2	1,869	7684sf	1956	01/17/08	452.11	76/76	879,000	859,000	845,000	98.40
2531 Olive Ave	La Crescenta	504, G6	4	3	2,095	4660sf	1963	07/24/07	417.66	57/96	969,000	899,000	875,000	97.30
2512 Olive Ave	La Crescenta	504, G6	3	2	2,140	6800sf	1960	08/07/07	411.22	99/99	969,000	890,000	880,000	98.90
5431 Pine Glen Rd	La Crescenta	504, G7	4	4	2,292	9400sf	1964	11/02/07	388.31	94/94	1,000,000	1,000,000	890,000	89.00
5430 La Crescenta Ave	La Crescenta	504, G6	4	2	2,080	7331sf	1973	08/09/07	432.69	41/41	904,000	904,000	900,000	99.60
2728 Brierhaven Dr	La Crescenta	504, G6	3	2	1,920	7650sf	1964	07/24/07	486.98	36/36	949,000	949,000	935,000	98.50
2726 Timberlake Dr	La Crescenta	504, G6	4	3	2,292	9700sf	1965	09/21/07	421.03	53/53	1,125,000	990,000	965,000	97.50
2976 Hawkridge Dr	La Crescenta	504, F5	4	3	2,476	27880sf	1971	08/20/07	454.36	77/77	1,249,000	1,199,000	1,125,000	93.80
3138 Orange Ave	La Crescenta	504, F6	5	3	3,170	9910sf	1999	08/01/07	409.78	65/65	1,299,000	1,299,000	1,299,000	100.00
2716 Henrietta Ave	La Crescenta	504, G7	5	3	2,921	7540sf	1991	07/18/07	445.04	11/11	1,299,950	1,299,950	1,299,950	100.00
Listing Count 45	Averages				1,726				443.33	59/89	752,843	750,541	731,154	97.40
					High 1,299,950				Low 450,000			Median 686,000		
Report Count 80	Report Averages				1782				440.61	56/102	783,995	772,881	731,154	

Presented By: Dick Clubb / National R.E. Pagliuso Phone:

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(RAP04-0)

Sackett, Jodie

From: Sackett, Jodie
Sent: Thursday, April 24, 2008 3:02 PM
To: 'Danette & Kerry Erickson'
Subject: RE: La Crescenta Question on PM063010

Hi Danette,

Thank you for your interest in this proposed project. Although building setbacks are not being considered at this stage with the proposed subdivision (since no structures are requested to be approved at this time), the Code (Title 22- Zoning Ordinance) allows an exception to the standard 20-foot front yard setback on properties that have front yard slopes of 20 percent or greater. Mr. Rogic's property meets the criteria, and the Code states that the setbacks may be reduced up to 50 percent (or 10 feet).

The Variance currently proposed is for overall lot area size, not setbacks. The plans for new proposed residences, to include compliance with all yard setbacks, will be reviewed at a later stage prior to the issuance of building permits.

Project materials can be reviewed on the internet at <http://planning.lacounty.gov/case.htm> , items are listed in numerical order.

The tentative parcel map is not available for review on the internet, but it is available at the La Crescenta Library-- the library address is indicated in the public hearing notice.

Regards,

Jodie Sackett

Land Divisions Section

-----Original Message-----

From: Danette & Kerry Erickson [mailto:danette7@charter.net]
Sent: Wednesday, April 23, 2008 9:58 PM
To: Sackett, Jodie
Subject: La Crescenta Question on PM063010

>

>

>Dear Jodie,

>

>Does this project meet the front setbacks of 20 feet required by
>existing county code for this area? If not, what are the setbacks
>and why would such a variance be granted? Is there anyway to review
>this project on the internet?

>

>Most concerned,

>

>Danette Erickson

>

>

>

AGENDA ITEM NO.

6 a, b, c

TENTATIVE

PARCEL MAP NO. 063010

ADDITIONAL CORRESPONDENCE

RPC

PUBLIC HEARING

5-21-08

May 1, 2008

To: Mr. Jodie Sackett
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

From: Mr. Peter Taranto
2712 Rockpine Lane
La Crescenta, California 91214

Subject: Tentative Parcel Map No. 063010
Variance Case No. 2007-00011-(5)
Conditional Use Permit Case No 52005-00151-(5)

Dear Mr. Sackett,

I am submitting this letter as a written statement of my objections to the subject proposal. I will be attending the Public Hearing on May 21, but want to submit a written objection so that this can be included for consideration by the Planning Commission. In the report package to be reviewed by the Planning Commission.

I purchased this house 8 years ago. The main attraction is that the Pinecrest development, and especially Rockpine Lane is a quiet, well-established community. I especially enjoy the fact that the north side of the Rockpine, across from my property, remains an undeveloped hillside.

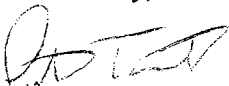
The Rogics propose to subdivide their Willowhaven lot into 3 lots, and build two houses along the north side of Rockpine. This self-serving project will destroy the natural ambience on Rockpine, but has NO impact on their Willowhaven property. In addition, their proposal of terracing the hillside and removing 2114 cubic feet of dirt will no doubt destabilize the hill. Please note that there is a swimming pool on top of the hill and we are in the Sierra Madre Fault zone!

I understand that the Rogics made a similar proposal in 1985 that was rejected by the LA County Planning Commission. Reason for the rejection was: *The property was not physically suitable for development.* I see no reason why it would be suitable in 2008.

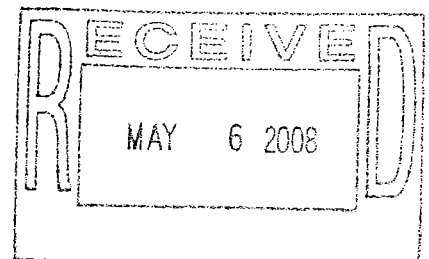
Please take into consideration the impact of the project to the characteristics and safety of the Rockpine residents. Along with 14 of the homeowners on Rockpine, I have signed a petition opposing this project. Clearly, the community is against this project.

I ask that you and the Planning Commission reject this proposal

Yours truly,

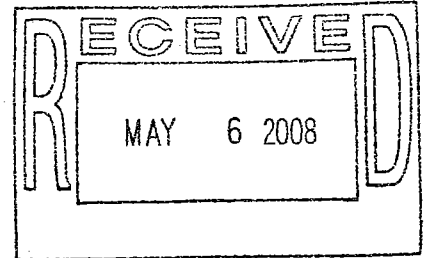


Peter Taranto



May 1, 2008

To: Mr. Jodie Sackett
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012



From: Mr. Gordon Wood
2713 Rockpine Lane
La Crescenta, California 91214

Subject: Tentative Parcel Map No. 063010
Variance Case No. 2007-00011-(5)
Conditional Use Permit Case No 52005-00151-(5)

Ladies and Gentlemen,

This letter is to express my strong opposition to the subject project. The proposed changes would allow structures that are not consistent with the characteristics of the neighborhood, inconsistent with the hillside management provisions of the General Plan and possibly dangerous to future occupants and neighbors.

I have lived immediately east of Mr. Rogic's property at 2713 Rockpine Lane since 1990. I selected this property because it was in an established, quiet, peaceful neighborhood. Adjacent slopes had been in place since 1965. I felt that the slopes had achieved a stable angle of repose, endured some significant rains and so were unlikely to become unstable.

The Pinecrest Tract was developed in the early sixties by Webster Wiley. All of the plots in the Pinecrest Tract are over 100 feet deep and all homes have a minimum of 20 to 25 foot setback. Driveway slopes are less than 20 degrees. Pinecrest homes are generally less than 18 feet in height.

By contrast, the proposed homes would be balanced on some hundreds of lineal feet of terraced retaining walls running the entire 200+ foot length of the properties, rising at least 38 feet up the slope and topped by a 25,000 gallon swimming pool. Buildings would reach a height of 30 feet. I am estimating the height of the garage floor (from the "South Elevation" rendering) to be at least 3 feet above the street. With a five-foot setback, the driveway slope would be about 60 percent.

I invite the Commission and the Staff to visit the location in person prior to approving the proposal. It would become very clear once you see the topography of the general area that it is NOT suitable for subdivision or building houses per the proposal.

On page 8 of 11 of the Staff Report, Staff Evaluation under "Variance" section B. Willowhaven Drive please note the following statements:

Item 1. Specifically, on the subject property-side of Willowhaven Drive there are seven parcels with a net lot area between area 7,256 and 8,700 square feet.

Item 2. The two parcels directly adjacent to the east and west of the subject property on Willowhaven Drive each have a net lot area less than the applicant's proposed 7,724 square feet.

These two statements are accurate, BUT incredibly misleading. The Willowhaven lots are virtually dead flat and buildable. The reason they are flat is that they are cut at the top of a steep slope. The toe of that slope is at the north side of Rockpine Lane. The proposed new parcels are on Rockpine Lane at the bottom of the slope that supports these flat properties. If Webster Wiley had decided to subdivide the north side of Rockpine Lane, he would have eliminated the flag lots off Willowhaven Drive, moved the slope back by 100 feet and created six flat buildable lots on the north side of Rockpine Lane. I am not a developer, but clearly the required excavation made that choice uneconomical. My point is that the comparisons between steep proposed parcels on the north side of Rockpine Lane and flat lots on the south side of Willowhaven Drive are irrelevant and intentionally misleading.

Similarly, in the "Rockpine Lane" section on the same page are these statements:

- 1. Along Rockpine Lane, there are eight parcels with a net lot area between 7,700 and 8,100 square feet.*
- 2. Four of the eight parcels along Rockpine Lane each have a net lot area less than the applicant's proposed 7,724 square.*
- 3. Lastly, one parcel directly across Rockpine Lane from the subject property has a net lot area of less than 7,724 square feet.*

Plots on the south side of Rockpine Lane are (as staff observes) of an area similar to the proposed new parcels. However, it should be noted that each of these plots is over 100 feet deep and has a flat pad sufficient in size to allow any of the three floor plans of the original Webster Wiley development to exist without requiring any retaining walls. If one were to climb 100 feet (the length of a "standard" lot) north from Rockpine Lane on Mr. Rogic's property he/she would be in the middle of his existing swimming pool.

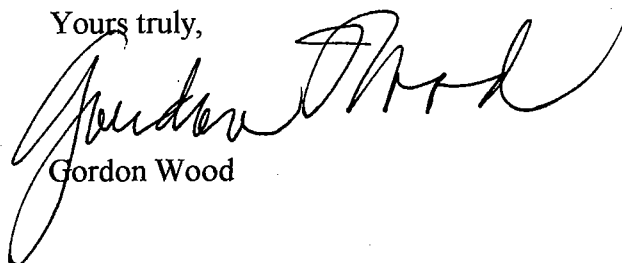
As indicated in the section about the lots on Willowhaven Drive, the two types of lots on Rockpine Lane are not comparable. The north side of Rockpine Lane is a 40 to 50 degree slope and lots on the south side are virtually flat and over 100 feet deep.

I fail to see how the proposed project can be described as "improvements". I do not believe this proposal does anything to enhance or improve this community. I firmly believe that it will reduce the value of my home and other surrounding properties. Most

importantly, this project certainly subjects the neighborhood to the hazards of land slippage and washouts.

Thank you for your attention to this matter. Please feel free to contact me if I can answer any questions or clarify my objections. I can be reached at 818-303-4499.

Yours truly,

A handwritten signature in black ink, appearing to read "Gordon Wood", written in a cursive style. The signature is positioned above the printed name "Gordon Wood".

Gordon Wood

May 1, 2008

To: Mr. Jodie Sackett
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

From: Mrs Rosemary Toby
2636 Willowhaven
La Crescenta, California 91214

Subject: Tentative Parcel Map No. 063010
Variance Case No. 2007-00011-(5)
Conditional Use Permit Case No 52005-00151-(5)

Dear Mr. Sackett,

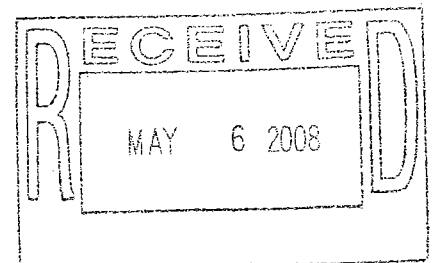
My late husband and I moved into this house when it was new back in 1965. We love this quiet community. In 43 years, we have watched businesses developed in La Crescenta. Our Pinecrest community remains a quiet, friendly and intimate neighborhood.

I oppose the subdivision of the subject lots and the building of two houses that will look very difference from the existing homes. I am also concerned that cutting into the hillside will cause it to become unstable.

Please reject this proposal and help keep this neighborhood intact.

Yours truly,

Mrs. Rosemary Toby
Mrs. Rosemary Toby

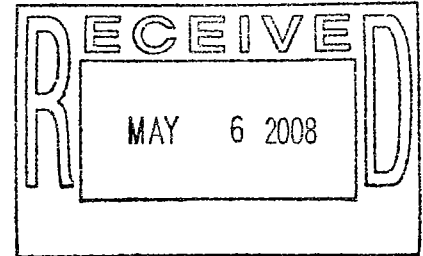


May 1, 2008

To: Mr. Jodie Sackett
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

From: Mrs. Anna Seu
2713 Rockpine Lane
La Crescenta, California 91214

Subject: Tentative Parcel Map No. 063010
Variance Case No. 2007-00011-(5)
Conditional Use Permit Case No 52005-00151-(5)



Dear Mr. Sackett,

First of all, thank you for taking time out on April 22 to meet with us. Again, I apologize for the unscheduled interruption of your busy day.

I have strong objections to the proposed project Tentative Parcel Map No. 063010. This letter serves as my written documentation of my objections. I will be out of the country on May 21st, and will not be able to attend the hearing in person. Therefore, I kindly ask that you included my letter for review by the Planning Commission.

My main objection: The proposed subdivision of the lot, terracing the hillside and eventual construction of two (2) new houses will destroy the characteristic and ambience of the neighborhood. The Pinecrest area was developed in the mid-1960. It is an established neighborhood. All the houses in and around the Subject Parcel are of three basic home styles. Many of the homes have been upgraded and remodeled, but ALL the remodeling has been interior or in the backyards. None of the remodeling has made significant visible changes to the look, feel and characteristics of the original development. The artist rendition of the two proposed houses bears absolutely no resemblance to the neighborhood. They will stick out like two sore thumbs.

I understand that the proposed building rendition may not be required as part of the subdivision proposal. However, the appearance and visual impact of the two proposed houses should be taken into account as you and the Commission evaluate the merits of the proposal. The artist rendition of the houses can be viewed on the Crescenta Valley Town Council website: www.crescentavalleytowncouncil.org. Click on the 'Land Use' tab, and then on the 'Willowhaven' tab.

You can clearly see that the drawings are incomplete, inaccurate and purposely misleading. They do not substantiate information that the applicant has submitted to the

Department of Regional Planning. I ask that you please take a moment to look at the drawings. A picture is worth a thousand words!

I am not alone in this objection. Please note that the two proposed houses will be built on Rockpine Lane, and can only be accessed from Rockpine Lane. Fact is, 14 out of 15 homes with Rockpine address have signed the petition opposing this project. The one home that did not sign is vacant and on the market, and the owner cannot be reached.

I have several observations and concerns after reviewing the "Staff Report, May 21, 2008 Regional Planning Commission Public Hearing." I appreciate that your evaluation is based on information provided by the applicant. In the following cases that I am citing, I question the accuracy and integrity of the information you received. I request that these concerns be addressed by the applicant prior to approval.

1. Page 1 of 11 – under Urban Hillside Management: *The proposed terraced grading is designed to reduce the overall impacts of the existing hillside*
Page 4 of 11 – *the development shall 'apply innovative approaches to housing placement (including stepped multi-level designs) ...*
Page 9 of 11 – Under Hillside Management CPU item A-2 *the project employs a sensitive terrace grading design to minimize the impact...*
There are many such vague, tenuous and imprecise statements all through the document, too many to list here.

Concern: "Reduce" and "Minimize" do not mean eliminate. There are no quantifying fact and figures in the entire document. "Innovative approaches" does not mean proven technology. The hillside is 40% to 50% incline. Removing 2,114 cubic feet of dirt from the hillside in this the Sierra Madre Fault zone cannot be glossed over with nebulous statement and claims. This is especially important as the removed dirt currently supports a swimming pool that will remain on Parcel 3, on the top of the hillside.

2. Page 3 of 11 – Project was first proposed in 1985 to construct one additional home. It was rejected by LA County Hearing Officer, denial sustained by County Regional Planning Commission, denial sustained by LA County Board of Supervisors for the reason that *'the proposal was inconsistent with the hillside management provision of the General Plan and the site was not physically suitable for development.'*

Concern: The hillside has not changed since that time. If it was not suitable for building one additional house in 1985, how can it be suitable for building two houses in 2008?

3. Page 6 of 11 – *Applicant is proposing a density of 4.1 dwelling units per acre, which exceeds the midpoint threshold.*

Concern: On what basis is this request for variance approved?

4. Page 6 of 11 – Under Hillside Management item 4. *The proposed development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.*

Objection: I cannot speak for ‘future’ residents, but 14 out of 15 current Rockpine residents see no benefit and strongly disagree with this arrogant statement. The drawings of the proposed houses absolutely do not complement the community and neighborhood. As stated previously, the development will destroy the characteristics of the Pinecrest neighborhood.

5. Page 7 of 11 – *At the time of writing, staff has not received any correspondence regarding the project proposal.*

Request: Please amend this statement prior to submission to the Commission. Aside from this letter, I understand from our meeting that you have received a Petition with 50+ signatures opposing this project.

6. Page 11 of 11 – item 3: *The current design proposes increased open space within the rear yard and a minimum set back distance of 40 feet for Parcel 1 and 28 feet for Parcel 2.*

Concern: This is an erroneous statement, made to mislead the Planning Department. The stated 40 feet and 28 feet set back cannot be verified. If the applicant is measuring from Parcel 3 on Willowhaven, this may be true. The fact is, Parcels 1 and 2 will have NO access from Willowhaven. If the subdivision is approved, both of these parcels will be accessed from Rockpine Lane. It is physically impossible to have a 28 feet set back from the street. This is outright trickery to maneuver around variance requirements.

I have reviewed the entire 67 pages of the package downloaded from Planning Commission Website and have the following concerns: (The following page numbers are for the entire 67 pages.)

7. Page 20 of 67 – item 3: *Permission is granted to provide minimum five feet of front yard set back distance each for Parcel Nos 1 and 2...*

Concern: What are the bases for this approval? ALL the houses in the neighborhood have a minimum of 20 to 25 feet of set back from the street to the garage. Both of the proposed houses will access their garages from Rockpine, and therefore, should have the minimum 20 feet set back from Rockpine.

If approval for the R-10000 variance on the lot size is based on the justification that these 2 lots are similar in size to the ones on Rockpine. Logic then follows

that these two lots must also conform to the set back distance like all the houses on Rockpine.

8. Page 25 of 67 – Item 27: *No construction equipment or vehicles shall be parked or stored on any existing or private streets.*

Concern: This is physically impossible for the proposed lots. The hillside on which parcels 1 and 2 reside comes right up to the sidewalk. There is no flat space for either of these lots. Please request that the applicant submit a plan on how this condition can be met prior to approval of the proposal.

9. Pg 57 of 67 – Item D : *Is the proposed use out-of-character in comparison to adjacent uses....*

Concern: the “NO” box is checked. I absolutely disagree for the reasons already stated in this letter.

Please feel free to contact me at 818-957-7995 or email anna.seu@earthlink.net prior to May 15, 2008 if you need additional information or clarification from me.

Again, thank you for meeting with us and for your further assistance in addressing my concerns.

Yours truly,



Anna Seu

CC: Crescenta Valley Town Council Land Use Committee

May 1, 2008

To: Crescenta Valley Town Council Land Use Committee

From: Mrs. Anna Seu
2713 Rockpine Lane
La Crescenta, California CA

Subject: Subdivision Proposal from Alex and Radoslava Rogic

Dear Committee,

I am putting in writing my objection to the proposed subdivision. Our small Rockpine Lane community in the Pinecrest Development is well established and the homes are homogenous. The hillside on Rockpine has blessedly been stable through the several earthquakes and rainstorms in the past few decades.

Mr. Rogic's self serving proposal to subdivide his property and build 2 houses downhill from his Willow Haven property will destroy the characteristics, look and feel of our neighborhood.

- There will be multiple retaining walls extending the full 214 feet of the Rockpine Lane frontage and 40 feet up the hill.
- The proposed buildings are 28 feet high. None of the houses in the neighborhood are more than 20 feet high.
- Houses in this development are of 3 basic plans. The proposed houses bear no resemblance to the existing homes.
- The "Site Plan" shows that the driveway to the houses has a 5-foot setback. ALL houses along Rockpine have a minimum of 20 feet. It is not clear from the plans what is the slope of the driveway.
- Mr. Rogic proposes to cut into the hillside and remove 2114 cubic feet of dirt for the development. This will no doubt destabilize the hillside that supports a swimming pool.

The drawings that Mr. Rogic submitted to the Town Council and currently available on the website are incomplete and misleading.

- The "Site Plan" indicates two houses to be built along Rockpine. The 'South Elevation' shows only one house.
- The East elevation and West elevation views are from between the 2 houses. They are NOT views of the development.
- The Section plan shows the height of the building, but does not indicate the elevation above the street.

I have also reviewed the LA County Planning Commission Staff Report and have many concerns. I have documented my concerns in a letter to the LA County Planning Department; a copy of the letter is attached for your consideration.

I am not alone in my objection. 50+ Pinecrest residents have signed a petition opposing this project. More significantly, 14 out of 15 homes with Rockpine Lane address (which the 2 houses will be built on) have signed the petition. The one house that did not sign is vacant and on the market. The owner cannot be reached.

My travel commitment prevents me from attending the Town Council Meeting on May 15, 2008. I am submitting this letter in advance to voice my objection.

Please examine Mr. Rogic's presentation carefully, and evaluate its merits based on facts.

Yours truly,

Anna Seu

CC: Mr. Jodie Sackette, LA Regional Planning
Attachment

Erwin J. Fellner
2734 Rockpine Lane
La Crescenta, CA 91214

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

May 6, 2008

Dear Commissioners.

Subject: Tentative Parcel Map No. 063010-(5)
Variance Case No. 2007-00011-(5)
Conditional Use Permit Case No. 2005-00151-(5)

First I want to say that sixtythree (63) of the property owners have signed in opposition regarding the proposed subdivision.

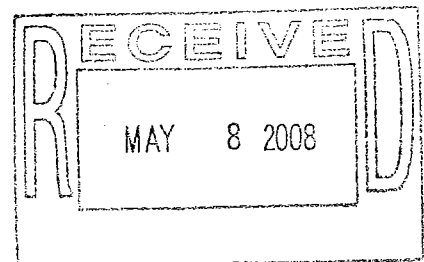
I can also assure you that none of the property owners were considering this being a personal matter but felt that it is inconsistent with the County General Plan and incompatible with the character of the neighborhood.

Mr. Rogic's plan to subdivide and build is in violation of the long standing Declaration of Conditions and Restrictions (DC & R's) as recorded in the official County Records in 1965.

The DC&R is a living document and enforceable (see Par. 12&13).

Twentytwo years ago in 1986 Mr. Rogic's attempt to subdivide for one (1) additional building was denied. The judgment rendered by the Regional Planning Department clearly delineating reason and rational why it was denied. A letter to this effect was forwarded by the Department of Regional Planning to Mr. Rogic and six persons who spoke in opposition to the proposed subdivision.

I have serious concerns after reviewing the Staff Report, May 21, 2008 Regional Planning Commission Public hearing.



The following paragraphs are of interest and I question the accuracy of the information submitted to your office.

Page 1 of 11 - Urban hillside Mgmt. (Physical Features)
---" with slopes varying from moderate to steep--"

Page 3 of 11 - Hillside Mgmt.
--- " The subject property contains hillside slopes greater than 25%---"

Page 5 of 25 - Initial Study Determination Letter
(Hazard -1 Geotechnical).
" Will the project entail substantial grading and/or alteration of topography including slopes of more than 25% ?? The "NO" box is checked..

In these critical paragraphs or in any other of this proposal not a single reference is made to the fact slopes are typically 40-50 %.

Page 4 Of 11 - Hillside Mgmt.
"--- They will each have building pad areas that use terraced grading to preserve the naturally existing hillside---"

Page 6 of 11 - Hillside Mgmt. Par. 2 & 4
"That the proposed project is compatible with the NATURAL, BIOTIC, CULTURAL, SCENIC AND OPEN SPACE RESOURCES OF THE AREA.

"That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character---"

The property on the south side (Rockpine Lane) is 214 FT. long. Grading of 170 FT. length, 45 FT. up-hill, retaining walls 10 FT. high and removing 59,000 FT³ of dirt/rocks. I can assure you there will be nothing left from THE NATURALLY EXISTING HILLSIDE.

In regard to Par. 2 & 4 , Hillside Mgmt.

These paragraphs read like a sales brochure written by a poet.

Page 9 of 11- Hillside Mgmt., Par. B (Quality of Design)

1. Preserve Natural Features (My uestion; wich one) ?
2. Preserve significant views (Whos views) ?
4. Apply innovative approaches to house placement --
--- with a minimum amount of disturbance to the hillside.

Page 9 of 11- Hillside Mgmt., Par. B (CONT.)

I think I have answered this at the above Page 6 of 11
(The property on the south side)

Page 10 of 11- Hillside Mgmt., Par. B (Quality of design).
" The terraced second story that rests NATURALLY
on the undisturbed hillside".

This is for the western second story structure only.

Why does it require to grade 66 FT. Long, 23 FT. deep into
the hillside and 10 FT. high in addition to two (2) 10 FT.
retaining walls 66 FT. long ?? "--- If it is resting
naturally on the undisturbed hillside.

Relative to " DESIGN AND VISUAL QUALITIES "

Aside of the proposed 5 FT. setback (A 5FT. driveway)

The house pad is set back 10 FT., elevated 10 FT. from the
lot line. The house structure is 29 FT. high. A 9 FT.
concrete block wall in front through most of the 170 FT.
long structure. Retaining walls will go up 45 FT. from
the lot line and protrude 6 FT. over the roof top approx.
120 FT. long. Additionally;

In the approx. symmetrical center line of both structures
is a 40 FT. East/West opening 35 FT. long starting from the
new created swale sloping at 58% downhill to a 6 FT.
" splash wall ". This 40 FT. East/West opening will be framed
by 6 FT. walls running North to South ultimately closed
with an 11 FT. wall on the south side.

Page 15 of 25- Initial Study Determination Letter
(Visual Qualities)

" Is the proposed use out-of -character in compa-
rison to adjacent uses because of hight, bulk or
other features"? THE " NO " BOX IS CHECKED .

I am certain no comments are needed for the last three
paragraphs. If this is reading being a nightmare, it is not.

This brings me to the ARCHITECTURAL RENDERINGS & EXHIBIT " A " .

On the face of drawings and for the six (6) sections scale is indicated to be 1"=20 FT.

Based on the reports of the various departments in this proposal, these drawings seem to be approved.

There are several oversights (ERRORS)

The lower pad for the western house is about 7 FT. deep but needs to accept an 18 FT. building consequently, this will change the grading of section B-B (Strangely we have two (2 ea) section B-B ??).

Section B-B, C-C & E-E are misleading.

The sections have no reference point from the south side (Rockpine Lane)

The slope of all three sections are presented at 25-27% approx. where the hillside is in fact 40 - 50 %. This will change the grading picture significantly.

Section C-C is showing four walls 11 FT, 8 FT, 11 FT & 5 FT. There is no reference where the no. one 11 FT. wall is located ? The next wall is 8 FT. the vertical distance between these two walls is 7 FT.

By comparing this with the Site Plan and Exhibit "A" I find the 11 FT. wall is 9 FT. and the 8 FT. wall is 6 FT. with a vertical distance between being 4 FT. ??? So what is it ? Two more walls up-slope one 11 FT. the other 5 FT. are not shown at all on the Site Plan or Exhibit "A".
(But thats not all)

Section B-B & E-E are missing a 7 FT. high retaining wall respectively 50 FT. and 70 FT. long.

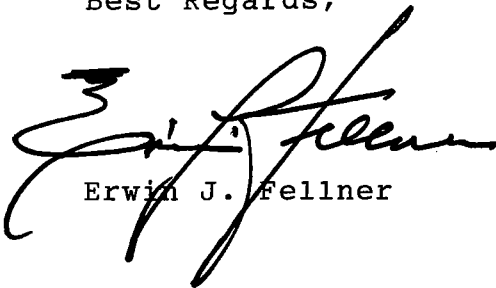
I have said that before; Retaining walls will go to 45 FT. high, protruding 6 FT. above the highest point of the building.

After analyzing these documents, Specifically the two Drawings; ARCHITECTURAL RENDERINGS and EXHIBIT "A" and a substantial amount of the project proposal I have found they are INCOMPLETE, INACCURATE AND IT SEEMS PURPOSELY MISSLEADING.

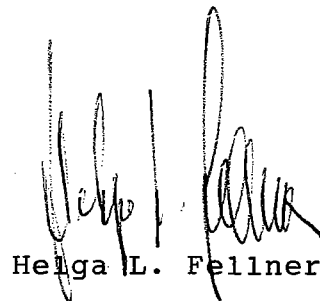
Finally, the proposed design will create a very steep lot that is incompatible with the character of the neighborhood. It does not improve the community and I believe it will seriously reduce the value of our home and certainly the surrounding properties.

Based on all of the above, we object to any such subdivision and/or building in our community.

Best Regards,

A large, stylized handwritten signature in black ink, appearing to read 'Erwin J. Fellner'.

Erwin J. Fellner

A handwritten signature in black ink, appearing to read 'Helga L. Fellner'.

Helga L. Fellner

Regional Planning Department
Attn: Jodie Sackett
320 W. Temple Street
Los Angeles, CA 90012
Attn: Room 1362

Rec'd
5-12-08

Subject: Parcel Map, PM 063010
Reference: Applicant, Alex Rojec, 2716 Willowhaven Drive, La Crescenta, CA 91214
(Pinecrest Area)

Dear Commissioners,

As home owners living in the Pinecrest area, we are opposed to the proposed subdivision by the applicants.

When properties are purchased in the Pinecrest area, the Title Insurance documents clearly inform the buyers of the restrictions placed on the properties in this area. These restrictions are recorded in the Los Angeles County Recorder's Office, as C C & R documents, and are public records.

Thus, the buyers are fully aware of the restrictions placed on their property and must honor the restrictions they agreed to when they purchased the property. When the entire C C & R document is studied, the proposed subdivision is clearly in conflict with the established C C & Rs, particularly regarding the setback requirements. If the setback requirements of the C C & Rs can not be complied with, then what would be the purpose of the subdivision?

We believe that the Los Angeles County Government should also honor these legal recorded documents and not approve the subdivision.

Fred & Joyce Garib
2746 Brierhaven Dr.
La Crescenta, CA 91214

JACK W. ROLSTON Geotechnical Engineer
18911 Ringling Street, Tarzana, California 91356-4018
Phone 818 345-9199 Fax 818 345- 5283 Cell 818 903-5225
geotek@earthlink.net

May 15, 2008

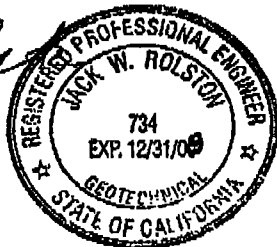
Mr Alex Rogic
2716 Willowhaven Drive
La Crescenta, CA 91214

2731 Rock Pine Lane
La Crescenta, CA

I have reviewed my file and the letter from John Merrill dated May 8, 2008. The proposed grading is in a natural formation that was graded in 1965 to create building sites for more than 80 homes. The two subject lots were graded to create a slope of $1\frac{1}{2}$ horizontal to 1 vertical (33 degrees). Other cuts on the tract are 1 horizontal to 1 vertical (45 degrees).

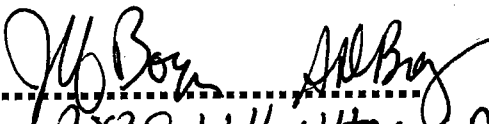
The proposed residential development will not be affected by hazardous geotechnical conditions including landslides, settlement, and slippage, nor will the proposed development adversely affect neighboring properties, provided that such development is in conformance with the County Building Ordinance and recommendations of the project consultants.

Jack W. Rolston
Jack W. Rolston, P.E.



A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....
Address.....2830 Willowhaven Dr.
Date.....11/15/05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....

Address.....

Date.....

John J. Artlich
2648 Timber Lake Dr. La Crescenta CA
91214
14 Jan 2005

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....Ken Cartmell.....
Address.....2631 Willowhaven Dr. La Crescenta Ca. 91214.....
Date.....01-15-05.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*Ivan Rasovich and Jelena*
Address.....*2653 TIMBERLAND DR (JELENA RASOVICH)*
Date.....*12-28-04*.....


A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*Raymond E. [Signature]*
Address.....*2714 Pine Lawn Dr*
Date.....*1/15/05*

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....
Address.....2837 Willow Haven Dr.
Date.....1-15-05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Sam Ray*.....
Address...*2755 Willowhaven Dr.*.....
Date...*1/17/05*.....

Signed.....*Lynel Taylor*.....
Address...*2743 Willowhaven Dr.*.....
Date...*1/17/2005*.....

Signed.....*Robert Cozma*.....
Address...*2754 WILLOW HAVEN DR*.....
Date...*01-17-05*.....

Signed.....*Deborah R. German*.....
Address...*2754 Willowhaven Dr.*.....
Date...*01-17-05*.....

Signed.....
Address.....
Date.....


A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*A. J. Conley*.....
Address.....*2608 Willowhaven Dr.*.....
Date.....*1/5/09*.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....
Address.....2619 Willow Haven Dr. La Crescenta,
Date.....1/5/05.....91214

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven
Drive, La Crescenta, CA, and I am in support of
the proposed development. *into 2 Lots*

Signed *M. Billingsley*
Address *2634 Pinelawn Drive*
Date *1-15-05*

Nino Lisano

2612 PINELAWN

1-15-05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....Bill & Maria Hattick
Address.....2707 Willowhaven Dr.
Date.....1/8-2004

Pat Price
2622 Pinelawn Dr.
La Crescenta. 1-14-05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed..... *Fereh Rizk* FEREH RIZK.....
Address..... *2765 Rockpine Ln La Crescenta*.....
Date..... *01/19/05*.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Fred Thomas*.....
Address.....*2702 Willowhaven*.....
Date.....*1-3-07*.....

Signed.....*[Signature]*..... — WOULD NEED TO SEE PLANS
Address.....*2614 WILLOWHAVEN*.....
Date.....*1-5-07*.....

Signed.....*[Signature]*.....
Address.....*2757 FIERRO AVE, LA CRESCENTA, CA 91214*.....
Date.....*1-6-07*.....

Signed.....*Bert T. Bode*.....
Address.....*2763 Fierro Circle La Crescenta CA 91214*.....
Date.....*1-6-07*.....

Signed.....*Jim Bode*.....
Address.....*2767 Fierro Cir. La Crescenta 91214*.....
Date.....*1-6-07*.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....Young Park.....
Address.....5432 La Crescenta Ave. La Crescenta, CA 91214.....
Date.....01/13/07.....

Signed.....F. M. Yeu.....
Address.....6434 La Crescenta Ave. La Crescenta CA 91214.....
Date.....1-13-07.....

Signed.....John Smallenburg.....
Address.....5430 La Crescenta Av Ca 91214.....
Date.....16 JAN '07.....

Signed.....Kathleen Hanson.....
Address.....5412 Pine Cone Rd.....
Date.....Jan 16, 2007.....

Signed.....
Address.....2846 HIGHRIDGE ROAD.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Susan P Wells*.....
Address.....*5444 La Crescenta Ave*.....
Date.....*Jan. 19, 2007*.....

Signed.....*Keith & Carolyn Murdock*.....
Address.....*2742 PINELAWN*.....
Date.....*1-20-2007*.....

Signed.....~~*Keith & Carolyn Murdock*~~.....
Address.....~~*2*~~.....
Date.....~~.....~~.....

Signed.....*Cheryl Shugaf + John T Shugaf*.....
Address.....*2645 PINELAWN Dr.*.....
Date.....*20 JAN 07*.....

Signed.....
Address.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Paula Mehraally*.....
Address.....*5418 Pine Cone Rd*.....
Date.....*1-20-07*.....

Signed.....*William M. Hall*.....
Address.....*5438 Pine Cone Rd*.....
Date.....*1-20-07*.....

Signed.....*Tatyana V. Mesa*.....
Address.....*5430 Pine Cone Rd*.....
Date.....*1-20-07*.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....
Address..... 8115 Pinelawn Drive
Date..... 11/28/06

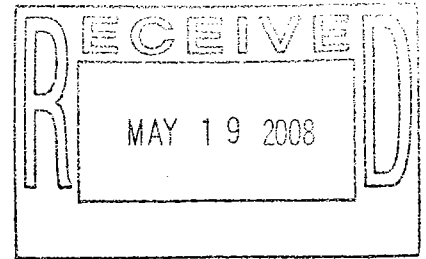
Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

May, 9, 2008



Regional Planning Department

Attn. Jodie Sackett

320 W Temple Street

Los Angeles, Ca 90012

Att: Room 1362

Subject Project No PM063010

Reference: Applicant, Alex Rojec, 2716 Willowhaven, La Crescenta

Dear Commissioners,

As a home owner living in the direct line of Mr. Rojec proposed building site I feel the need to address a few points that I feel are very important. When we bought our home in 1979 we choose Rockpine Lane as we had small children and were assured this street would remain a street with homes on only one side it was important for us then and it is important to us now with our grandchildren. As we were looking at homes at that time the homes on Rockpine comped out higher than other streets as it was more desirable to live on a street where there were fewer homes and much less traffic . Now that that made our street so desirable and the higher amount that was paid for these homes will be taken away from us simply to stick two houses on the steep hill in front of ours.

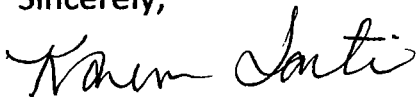
We are very concerned about the safely of our homes with the building of the two houses in front of ours with the run offs of the rains and the sliding of the hillside who is going to reassure us home owners of our safety?

Our other concern is the curve in the street where Mr. Rojec plans to built his two houses, it is somewhat of a blind curve and as Mr. Rojec houses will not have much of a drive way and a steep one at best, they will be pulling out in to the street on a blind curve.

Mr. Rojec has tried this before I am not sure if he invented a better wheel this time around but the fact remains that he plans to carve out the hill in front of several of our homes and the safety and the impact it will have on our street and our families. There are many homes for sale up here now with driveways and yards if he wishes to buy additional homes for his family, and still protect the safety of ours.

Thank you very much for your consideration in this matter, please excuse the tardiness as I have been in the hospital.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen Sarti".

Karen Sarti

2722 Rockpine Lane

La Crescenta, CA 91214

Geoplanning Analysis
Proposed Residential Development
Portion Lot 41, Tract 29172
Vicinity 2731 Rockpine Lane
La Crescenta

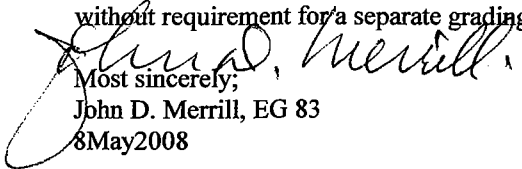
Alex Rogic
2716 Willowhaven Dr.
La Crescenta, Ca. 91214

Dear Mr. Rogic;

According to the schematic building section which you provided , your proposed development ,consisting of two sites, can be effected with total estimated excavation of about 2200 cubic yards. As shown on Plate 2 and Section A-A of the Engineering Geologic Report dated 6/19/06 the currently existing building site comprising the north half of lot 41 and all other now existing building sites, connecting roads and driveways throughout Tract 29172 necessitated large scale (massive) grading. Plate 10 is part of the Grading Plan of Tract 29172 which illustrates how your building site and those of your neighbors were graded in 1965.

Each of the Plates contained in Engineering Geologic Report 6/19/06 is intended to compare and contrast proposed excavation of 2200 cubic yards necessary to effect not only the building footprints but also the required setbacks. More than 1,000, 000 cubic yards were graded in development of Tract 29172.

The building code embodies excavation of building site(s) such as yours within the building permit process without requirement for a separate grading permit. The reasoning is obvious.


Most sincerely;

John D. Merrill, EG 83
8May2008

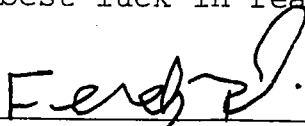
Letters of Support

A LETTER OF SUPPORT

I have been living at my present home at 2765 Rockpine Lane for more than 30 years. For many years I have been wondering why the north side of our street has never been developed. I realize the sloping terrain represents a challenge to building houses there, but I always thought that with a careful planning and an environmentally sensitive design it could be done.

Recently I have seen the plans prepared by Alex Rogic, Architect, to build two houses on the lower portion of his lot, at the beginning of Rockpine Lane. The land where Mr. Rogic intends to develop is steep, but has an exceptionally wide frontage. I like the manner in which the houses follow the terrain and blend with the surroundings. Contrary to what I expected, the retaining walls are kept to a very reasonable heights, in the range from 6 to 8 feet. I also appreciate that these houses will not block anyone's view, or intrude on anyone's privacy.

Building new houses will improve the value of other homes on our street, would eliminate brush fire hazard and would contribute to a more efficient use of already existing water and sewer system on Rockpine Lane. For these reasons I wholeheartedly support the Rogics' efforts and wish them best luck in realizing their project.



Ferh Rizk
2765 Rockpine Lane
La Crescenta CA 91214

01/21/05

LETTER OF SUPPORT

My name is Jelena Rasovich, and I live at 2653 Timberlake Drive, La Crescenta. I am aware that Alex and Radoslava Rogic, who live less than 400 feet from my home, are proposing to build two new houses at their over-sized lot at 2716 Willowhaven Drive, La Crescenta, CA.

I know Alex and Radoslava for a very long time and can attest they are well-respected citizens in the community, showing their interest in local affairs having closely followed the work of Crescenta Valley Council for a number of years now. They have been living at their house for 29 years, not as long as I have in mine, but long enough.

I hold a masters degree in chemistry and when I worked I was employed by JPL as a senior scientist. Although architecture is a different field, I think I know a good design when I see it. What Alex and Radoslava Rogic are proposing to build looks very nice to me. I like the Mediterranean feel of the proposed houses, with its sloping Spanish tile roofs. I know it is fire-resistant and wish I had it on my own house. But, what like the most, is the terraced approach to placing the houses at the hillside, which seems to reduce the building height and is definitely different from a design that fits flat land.

I am hereby expressing my strong support for the new development and I know it will only make our neighborhood more beautiful.

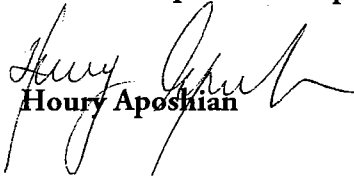


Jelena Rasovich

LETTER OF SUPPORT

My name is Houry Aposhian, and I have an office here in La Crescenta at 2529 Foothill Boulevard. We specialize in real estate loans. I am writing to add my vote to those who are in favor of the project proposed by Alex and Radoslava Rogic, the subdivision of their land at 2716 Willowhaven Drive, La Crescenta, CA. I have seen the drawings proposing two new houses to be accessed from Rockpine Lane.


In today's market where buildable land in the urban area has become so scarce, this seems like an ideal way to provide new housing to two families. Not only that it will create additional money in real estate taxes to Los Angeles County, but it would have a positive effect on the market value of the neighborhood homes. The design I have seen is done in a tasteful manner that respect the environment, and once built the houses will eliminate brush fire hazard that currently exists, given the fact that the terrain is steep and hard to maintain. New development with proposed landscaping will diminish this fire danger.


Houry Aposhian

Letter of Support

My name is Robert Guzman, and I live at 2754 Willowhaven Drive. I have followed the evolution of the design that Alex and Radoslava Rogic have been working on. Their project, a lot split of their rather large parcel at 2716 Willowhaven Drive, would allow a total of three houses on the land that still would have an average of more than 10,000 SF of land per house.

I like the fact that the design utilizes the technique suitable for a hillside, and not one that fits flat land. I also appreciate the amount of open space around the house that, I am told, twice exceeds the minimum required. I also think that building new houses would eliminate the potential of fire hazard when the brush is dry and overgrown. I wish the Rogics good luck in their endeavors and offer my support for their project.

A handwritten signature in black ink that reads "Robert Guzman". The signature is written in a cursive style with a large, stylized "R" and "G".

Robert Guzman

Letter of Support

My name is Roobik Yaghoubi, and I live at 2619 Timberlake Drive. I have seen the drawings for the proposed development of the two new houses that Alex And Radoslava Rogic intend to build, after subdividing their land. It is my understanding their parcel is 0.707 of an acre (30,800 SF), and even after subdividing it, the average size of the three lots (one, representing the portion of the lot to remain, and the two newly created lots) will still exceed 10,000 SF. By writing this letter I'd like to express my support for the project being proposed by the Rogics, a lot split at 2716 Willowhaven Drive in La Crescenta, CA.

I have recently rebuild my own house from the ground up, and I know what the Rogics must be going thru, given the anxiety and hardship associated with building a new home. I like the design of the houses, especially their staggered positioning on the sloping terrain, which minimizes the effect of an excessive height. The drawings show the height of the house as 28 feet and 10 inches, which is considerably less than maximum allowed, 35 feet. Also, the size of the houses shown as 2,000 SF is an average for our immediate neighborhood.

I think the subdivided parcels will represent a unique infill project. The exceptionally long frontage at Rockpine Lane comes to over 107 feet for each house, which goes a long way towards placing the buildings in a manner of following the contours of the terrain, as opposed to cutting into the hillside.

I wish the Rogics a speedy approval and offer my full support to their project.

Roobik Yaghoubi



4-11-04

LETTER OF SUPPORT

My name is Philip Lanzafame, and I live at 2645 Pinelawn Drive in Pinecrest. Some time ago I was shown the project proposed by Alex Rogic, a lot split of his property located on a street below mine, at 2716 Willowhaven Drive here in La Crescenta.

I liked the architectural design of the proposed houses and how they would blend into the hillside upon which they sit. Alex's lot is of a unique character as it fronts on two streets, Willowhaven Drive, which he uses to access his present house, and Rockpine Lane, from which the two new houses will have their access. It is my belief that the new houses would upgrade the immediate neighborhood and raise the real estate value of the houses on that street.

For the reasons stated above, I wish to offer Alex and his wife Radoslava my support and hope they succeed in their efforts.



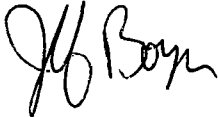
Philip Lanzafame

Letter of Support

My name is Jeffrey Boyer, and I live at 2830 Willowhaven Drive, La Crescenta. I am writing in support of the project that is being proposed by Alex and Radoslava Rogic, the subdivision of their land at 2716 Willowhaven Drive, in order to build two new houses. It is my understanding that their parcel is rather large, 30,800 SF, and that even after the subdivision, the three lots would each exceed an average of 10,000 SF. I have seen the plans and like the design. The proposed size of living space, 2,000 SF per house, is an average for this portion of La Crescenta.

Two years ago I have added to my house a bedroom and a bathroom, and appreciate the understanding of my immediate neighbors who did not have anything against my project. I wish Alex and Radoslava to succeed in their effort, and to that end I offer them my full support.

Jeffrey Boyer

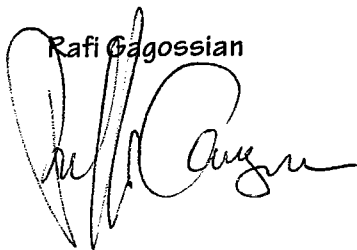
A handwritten signature in black ink, appearing to read "Jeff Boyer", written in a cursive style.

LETTER OF SUPPORT

My name is Rafi Gagossian, and I live at 3018 Honolulu Avenue, Glendale. I would like to give my support to the project proposed by Alex and Radoslava Rogic, the addition of two new houses at 2716 Willowhaven Drive, La Crescenta, CA. I designed the mix use project that had a favorable review at Crescenta Valley Town Council meeting this past November.

I had an opportunity to review the proposed project and liked the way it was designed. It shows the respect for the land and follows the recommendations put forward in Los Angeles County General Plan, as well as its Hillside Design Guide. The proposed floor plans are functional and at 2,000 SF fit right into the neighborhood. Rockpine Lane is cull de sack and it has 15 houses, with average size of the homes over 2100 SF. Seven of the houses are two-story structures.

This project seems as an ideal opportunity to take advantage of a site that has its own unimpeded accessibility, at the street that is presently single-loaded, but has all infrastructure in place. I am sure it will represent an improvement to the immediate neighborhood and I am for it without hesitation.


Rafi Gagossian


Letter of Support

My name is Robert Lemke, and I live at 1307 Oak Circle Drive, Montrose, CA. I am a licensed real estate appraiser, and I'd like to express my support for the project being proposed by Alex Rogic. The project is a lot split at Alex's property at 2716 Willowhaven Drive in La Crescenta, CA.

I have known Alex for 30 years and am familiar with his work as an architect. The proposed project, building two houses on the lower portion of his parcel is well-designed, aesthetically pleasing development, which is going to enhance home values in the immediate vicinity. Even though the terrain is steep, about 1:1.5 slope, the proposed terraced design will allow the new houses to follow the contours, rather than to jut out in the air, as some I have seen. The materials used will blend in with the surrounding terrain, and tile roof will go a long way toward preventing damage from brush fires, to which this area might be prone.

For the reasons stated above I give my wholeheartedly support to Alex's project, and can't wait to see it built.


Robert Lemke
12-6-2007

May 14, 2008

Mr. & Mrs. Alex Rojic
2716 Willowhaven Dr.
LaCrescenta, CA 91214

Re: Proposed Construction Project

Dear Alex,

In response to our conversation and meeting where we reviewed your proposed plans, I offer my support for your proposed project to add two new houses on the down slope portion of your property along Rockpine Lane.

As you are aware, I am a licensed Mechanical Engineer who works in the construction industry. Having taken the opportunity to briefly review the proposed floor plans and elevations, I found the size and style of the proposed houses to fit in well with the existing houses in the area, as do the proposed lot sizes. My professional opinion is that the project will be a favorable asset to the neighborhood, provided of course that the plans for the building foundation and hillside retaining walls are closely looked at and designed by a licensed Structural Engineer, and subsequently approved by the local jurisdiction.

In summary, I again would like to offer my support for your proposed plans to add two houses of approximately 2,000 sq. ft. each along Rockpine Lane. I see the expansion as an asset to our neighborhood, and wish you success in finalizing the design and constructing the project.

Very Truly Yours,



Bradley E. Severson, P.E.
2614 Willlowhaven Dr.
LaCrescenta, CA 91214

Subject: **Re: Letter of Support**
Date: 5/15/2008 1:40:39 P.M. Pacific Daylight Time
From: Mcnevinr
To: AcaRogic

Alex-

Here is my letter regarding the proposed homes that you wish to construct on Rockpine.

Dear Mr. and Mrs. Rogic:

I have been living in La Crescenta for 40+ plus years and for over 20 of those years I have been a professional realtor. As such, I very much support private property rights and hope that you are successful in your real estate goals.

It is my feeling that as long as your construction conforms to the County building codes and standards you should be allowed to build the homes. There has been a tremendous amount of remodeling and construction in our Foothills and we just have to deal with the disruption and confusion that exists during the building phase. It is my hope that if I ever wished to remodel my home that you would be supportive of my goals and aspirations.

Signed,

Ruth S. McNevin

Subj: **To Crescenta Valley Town Council Land Use Committee**
Date: 5/15/2008 3:49:49 P.M. Pacific Daylight Time
From: williamslanduse@yahoo.com
To: acarogic@aol.com

Regarding the subdivision of the Rogic's property:

Mr. Rogic is a retired senior architect from the US Department of Housing and Urban Development. He is well aware of citizen concerns, and I believe he took those concerns into consideration as he carefully planned his lot subdivision.

The lot sizes would not have negative impact, due to the fact that the average of the three lots together would still exceed 10,000 square feet. House sizes would be modest, about 2,400 square feet; there will be no environmental impact that could not be mitigated. Light, glare, noise, visual impacts will remain low to insignificant.

The contour lines of the hill would be followed, and would remain below maximum height allowance. Design will be compatible with existing neighborhood in terms of materials, massing and scale. The hillside ordinance will be met in terms of setbacks, height, lot coverage and floor area ratios. Infrastructure is existing and adequate to serve the proposed project with no undue charge on the system.

The project will, in a small way help address the housing shortage we face in Los Angeles County, and will be an asset to the area and help charge the current housing slowdown in the Los Angeles region.

I urge your approval of the Rogic's proposal.

Sincerely,

Janelle P Williams

Janelle Williams
Williams Land Use Services
2418 Honolulu Ave., Suite B
Montrose, CA 91020
office: 818.542.4109
cell: 818.749.0363
fax: 818.542.3172

LETTER OF SUPPORT

My name is Richard Diradourian, I am an architect, and I have my office at 3786 La Crescenta Avenue, a portion of the town that belongs to Glendale. I have known Alex Rogic, also an architect, for more than 20 years. I am also familiar with his project to subdivide his lot at 2716 Willowhaven Drive in the Pinecrest portion of La Crescenta, and to build there two new houses. I have been following his protracted effort to secure the approval from Los Angeles Department of Regional Planning, and I understand that, as a part of the procedure, he has to present his project at a public hearing. I am writing this letter to offer my full support for his endeavor.

As an architect, I have an appreciation how Alex has approached and solved the design of the houses. First thing that had caught my attention was the placement of the buildings at the sloping site that is about 1:1.5, or 67%. Instead of building the second floor directly above the first, Alex has pulled it back up hill, and thus reduced the visual impact on the street below. And, because of an extraordinary wide frontage along Rockpine Lane, about 215 feet, it was possible to Alex to set the two houses alongside the contours, instead of burying them into the hillside. In addition to savings made by less excavation, this natural feature offered him more opportunities to stress the horizontal lines in the architectural style that fits so well the hillside environment.

The square footage, about 2,000 SF, fits right into the average for the immediate neighborhood. The spaces are organized in a logical manner with a natural flow from one room to another, and from first to second floor. The materials proposed also correspond to the architecture present today at Pinecrest.

I believe that this development would upgrade the neighborhood and raise market value of the houses surrounding this street and wish Alex a speedy approval.


Richard Diradourian, AIA

Notes of Support

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....C.A. Cruz

Address.....2208 Pinelawn Dr. #121YU


Date.....1-15-05

Nancy Pandazos
Nancy Pandazos

2604 Pinelawn Dr.
1/15/04

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....
Address...2652...~~PINE LAWN~~ RT.....
Date...1/15/05.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Greta Armen*.....
Address.....*2736 Willowhaven Dr. La Crescenta CA*.....
Date.....*1/16/05*.....
9/21/05

Signed.....*ALBERT ARMEN*.....
Address.....*2736 Willowhaven Dr. La Crescenta CA 91214*.....
Date.....*1-16-05*.....

Signed.....*Don Millikan*.....
Address.....*2821 Willowhaven Drive*.....
Date.....*1/16/05*.....

Signed.....*Sonya Millikan*.....
Address.....*2821 Willowhaven Drive, La Crescenta*.....
Date.....*1/16/05*.....

Signed.....*Am J. J. J.*.....
Address.....*2821 Willowhaven Dr. La Crescenta CA. 91214*.....
Date.....*La Crescenta CA 1/16/05*.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*Jiyoung Lee*.....

Address.....*2700 PINELAWN DR.*.....

Date.....*1-15-05*.....

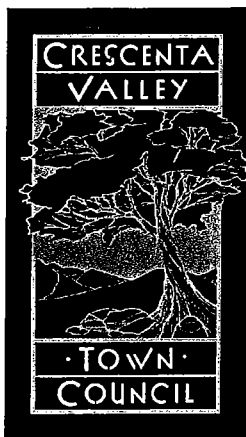
**AGENDA ITEM NO.
6 a, b, c**

**TENTATIVE
PARCEL MAP NO. 063010**

**LETTER FROM CRESCENTA
VALLEY TOWN COUNCIL
RECEIVED MAY 20, 2008**

**REGIONAL PLANNING
COMMISSION
PUBLIC HEARING**

MAY 21, 2008



Crescenta Valley Town Council

yourtowncouncil.org

P.O. Box 8676

La Crescenta, CA 91224-0676

(818) 248-9387

Supervisor Michael Antonovich
Grace Andrus 215 N. Marengo Avenue, Suite 120
Mayor Pasadena, CA 91101-1505

Steve Pierce May 19, 2008
Vice Mayor

Cheryl Davis
Recording Secretary

RE: 2716 Willowhaven Drive, La Crescenta, CA 91214

Dear Supervisor Antonovich:

Frank Beyt
Treasurer

Robert Thomas
Corresponding Secretary

The CVTC Land Use Committee held a public forum regarding the above property on May 15, 2008 from 6:00-6:55 PM where we heard statements from the owner/developer and from 13 people, with an additional 22 individuals stating they "oppose." There were a total of between 90 and 100 people in attendance. There was elevation drawings presented. Public comments follow on the next page.

COUNCIL MEMBERS

Bruce Campbell

Curtis Clevon

Danette Erickson

Krista Smiley

Liz Arnold, alternate

Dennis Van Bremen, alternate

Charles Beatty, alternate

The Council agreed at the General Public Meeting, which directly followed the Land Use Meeting, that it would hold a neutral position on this development issue.

Thank you for your consideration of our community.

Sincerely,

Grace Andrus

Grace Andrus
Mayor

CC: Mr. Jodie Sackett
Land Divisions Section
County of Los Angeles Regional Planning
320 West Temple Street
Los Angeles, CA 90012

"The Community That Cares"

Name	Address	Support	Oppose	Comments/Concerns
1. Jane Royer	2718 Rockpine La Crescenta		X	Not speaking
2. Don Royer	2718 Rockpine La Crescenta		X	Not speaking
3. Erwin J. Fellner	2734 Rockpine		X	12 homeowners wrote letters and 66 home owners signed in opposition to this project. This is not personal, but he felt it is inconsistent with the County general plan and incompatible with the character of the neighborhood. The 1965 CC&R is enforceable. 22 years ago, in 1986, the Rogics attempted to subdivide and they were denied. He feels that the reasons for the 1986 denial still apply. He has serious concerns about the accuracy of certain paragraphs which are of interest and question – p111.
4. John Wray	2751 Fierro Cir La Crescenta		X	Lives two streets below. He is opposed to additional reduction of R-1-10000 lots as it encourages others to do the same and subdivide.
5. Gordon Wood	2713 Rockhaven La Crescenta		X	Not speaking
6. Anna Seu	2713 Rockpine La Crescenta		X	Not speaking
7. Alice Zulli	2744 Rockpine La Crescenta		X	She is concerned about the curve in the fog. Any car entering Rockpine off Willowhaven that is not familiar with the street will come around very fast and set up a potential accident. She doesn't feel the house is designed to fit into the area. This is impacting our environment in a negative way by reducing our green belt and open space. The streets are very narrow and emergency vehicles will have trouble entering the neighborhood when cars are parked on both sides of the street.
8. David Zulli	2744 Rockpine La Crescenta		X	This is a violation of the Declaration of the CC&R of 1965 and it is automatically renewed every 10 years since 1975. He was assured there would be no homes on the north side of Rockpine Lane. He feels the variances are out of character. Restriction 1 is that only 1 single family home can be on each lot. Further subdivision would follow if this is allowed. He respectfully objects.
9. Peter Taranto	2712 Rockpine La Crescenta		X	Not speaking
10. Ken Cartmell	2631 Willowhaven La Crescenta		X	Not speaking
11. Patricia Cartmell	2631 Willowhaven La Crescenta		X	Not speaking
12. Arlene Boychuk	2672 Rockpine		X	She concurs with all that has been said. She was also assured there would be no homes on the north side of Rockpine Lane. There are deer in that area. It is a traffic hazard if a car is coming across the sidewalk onto the street from a driveway and someone is coming around the corner.
13. Don Millikan	2821 Willowhaven La Crescenta		X	This doesn't immediately impact him, but he can see how it impacts others on Rockpine. The 1986 Hearing and findings of the LA County Department of Regional

Name	Address	Support	Oppose	Comments/Concerns
				Planning listed 13 reasons in the CC&R that call for consistency and compatibility with existing development and 4 reasons for denial. He is a registered civil engineer and there is a lot of cut relative to fill. Has the overall slope been evaluated for stability?
14. Nina Beyt	2207 Del Mar Rd. Montrose	X		She is not immediately affected. They have a property large enough to subdivide. 19 adjacent lots fall under the 10,000 sq foot size and 7 of 12 are less than 7,500 sq ft. It's like you have a larger car than I have and I don't want you drive it. It's a double standard. The County issued a negative declaration and has looked into runoff, etc. and all issues have been dealt with. If cars are parked on both sides of the street now, then a fire truck can get through later.
15. Kerry Erickson	2954 Hawkridge La Crescenta		X	He has lived here 37 years and is concerned about geological stability. He has not studied it in detail. It's a home with multiple bedrooms and can be sold. Is there adequate off street parking? He bought because it's a semi-planned development. If Wiley, the original developer thought it could be developed, he would have developed on it.
16. Helga Fellner	2734 Rockpine		X	She has concerns about the pool and the retaining walls during heavy rain. Discussed the home on Cloudcrest and the retaining wall at the Sheriff's Station. She took pictures of both sites when the retainer walls fell down. There is a pool on the proposed property.
17. Rosa & Phil Shin	2768 Rockpine La Crescenta		X	Not speaking
18. Mona Sevaly	2625 Willowhaven		X	Not speaking
19. Karen Sarti	2922 Rockpine		X	Not speaking
20. Rosabel Kim	2728 Rockpine		X	Not speaking
21. Ray & Lucille Catan	2769 Rockpine La Crescenta		X	Not speaking
22. Hallack A. Smith	2710 Rockpine		X	Not speaking
23. Rudolph Traeger	5546 Pine Cone Rd		X	Not speaking
24. Hrand Aghazarian	2710 Willowhaven La Crescenta		X	Originally indicated they wanted to speak, but chose to not speak
25. Vatche Ayvazian	2718 Willowhaven		X	Originally indicated they wanted to speak, but chose to not speak
26. Zovig Ayvazian	2718 Willowhaven		X	Originally indicated they wanted to speak, but chose to not speak
27. Jelena Rasovich	2653 Timberlake Dr. La Crescenta	X		She is not directly related, she knows the Rogics. Alex is a long-time friend. Alex designed her project. It was the best suited project for her needs and is beautiful in many friends' opinions. Alex is a Chief Engineer at HUD and when he does something, he is highly professional, got permits, and followed through on all construction. He takes care of everything.

28. Richard Diradourian	3786 La Crescenta Ave. Montrose (Glendale)	X		Building codes change over time and most of the homes are 20-30 years old. Many older homes do not meet the current code. You should be concerned about your own home. He is an architect and has known Alex Rogic over 30 years.
29. Kay Fife	2676 Ridgeline La Crescenta		X	She has lived here over 40 years and is the original owner of her home. The CC&R laid out how that project was to be built and has been challenged a few times. She thinks we should abide by the laws of the Pinecrest development. It's a very special place and we're all affected by what our neighbors do. She disagrees with the previous gentleman - A structural engineer has looked at her home and it is fine.
30. Allister Traber	2704 Ridgeline La Crescenta		X	Mr. Rogics character or ability is not a question. She went to Pepperdine and saw many homes that were structurally safe slide down the hill. Cutting into the hillside is a danger and in home, as well as pools come sliding down.
31. Elizabeth Hall/ Sylvia Lagertrum	5438 Pinecone Rd		X	Not speaking
32. Suk Young Um	2756 Rockpine La Crescenta		X	Not speaking
33. Jessica Um	2756 Rockpine La Crescenta		X	Not speaking
34. Vardui Arutyenyan	2710 Willowhaven La Crescenta			Opposed, but left or was not here?
35. Bill Eicte	2604 Foothill Blvd, Ste C La Crescenta			Did not indicate if support or opposed Present but chose not to speak.
36. Helena Kim	2728 Rockpine		X	Not Speaking – Speaker Card Submitted after Land Use Meeting was over
37. Manuel Campos	2722 Rockpine		X	Not Speaking – Speaker Card Submitted after Land Use Meeting was over
38. Bradley Severson	2614 Willowhaven La Crescenta	X		Not Speaking – Speaker Card Submitted after Land Use Meeting was over

AGENDA ITEM NO.

6 a, b, c

TENTATIVE

PARCEL MAP NO. 063010

ADDITIONAL CORRESPONDENCE
RECEIVED FROM MAY 7 TO MAY
20, 2008

**REGIONAL PLANNING
COMMISSION
PUBLIC HEARING**

MAY 21, 2008

JACK W. ROLSTON **Geotechnical Engineer**
18911 Ringling Street, Tarzana, California 91356-4018
Phone 818 345-9199 Fax 818 345- 5283 Cell 818 903-5225
geotek@earthlink.net

May 15, 2008

Mr Alex Rogic
2716 Willowhaven Drive
La Crescenta, CA 91214

2731 Rock Pine Lane
La Crescenta, CA

I have reviewed my file and the letter from John Merrill dated May 8, 2008. The proposed grading is in a natural formation that was graded in 1965 to create building sites for more than 80 homes. The two subject lots were graded to create a slope of $1\frac{1}{2}$ horizontal to 1 vertical (33 degrees). Other cuts on the tract are 1 horizontal to 1 vertical (45 degrees).

The proposed residential development will not be affected by hazardous geotechnical conditions including landslides, settlement, and slippage, nor will the proposed development adversely affect neighboring properties, provided that such development is in conformance with the County Building Ordinance and recommendations of the project consultants.

Jack W. Rolston
Jack W. Rolston, P.E.



Geoplanning Analysis
Proposed Residential Development
Portion Lot 41, Tract 29172
Vicinity 2731 Rockpine Lane
La Crescenta

Alex Rogic
2716 Willowhaven Dr.
La Crescenta, Ca. 91214

Dear Mr. Rogic;

According to the schematic building section which you provided, your proposed development, consisting of two sites, can be effected with total estimated excavation of about 2200 cubic yards. As shown on Plate 2 and Section A-A of the Engineering Geologic Report dated 6/19/06 the currently existing building site comprising the north half of lot 41 and all other now existing building sites, connecting roads and driveways throughout Tract 29172 necessitated large scale (massive) grading. Plate 10 is part of the Grading Plan of Tract 29172 which illustrates how your building site and those of your neighbors were graded in 1965.

Each of the Plates contained in the Engineering Geologic Report 6/19/06 is intended to compare and contrast proposed excavation of 2200 cubic yards necessary to effect not only the building footprints but also the required setbacks. More than 2000 cubic yards were graded in development of Tract 29172. The building code embodied in the Engineering Geologic Report 6/19/06 is intended to compare and contrast the grading of building site(s) such as yours within the building permit process without requirement for a grading permit. The reasoning is obvious.

Most sincerely;
John D. Merrill, EG 83
8May2008

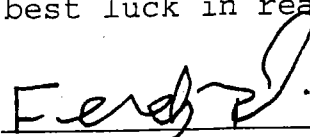
Letters of Support

A LETTER OF SUPPORT

I have been living at my present home at 2765 Rockpine Lane for more than 30 years. For many years I have been wondering why the north side of our street has never been developed. I realize the sloping terrain represents a challenge to building houses there, but I always thought that with a careful planning and an environmentally sensitive design it could be done.

Recently I have seen the plans prepared by Alex Rogic, Architect, to build two houses on the lower portion of his lot, at the beginning of Rockpine Lane. The land where Mr. Rogic intends to develop is steep, but has an exceptionally wide frontage. I like the manner in which the houses follow the terrain and blend with the surroundings. Contrary to what I expected, the retaining walls are kept to a very reasonable heights, in the range from 6 to 8 feet. I also appreciate that these houses will not block anyone's view, or intrude on anyone's privacy.

Building new houses will improve the value of other homes on our street, would eliminate brush fire hazard and would contribute to a more efficient use of already existing water and sewer system on Rockpine Lane. For these reasons I wholeheartedly support the Rogics' efforts and wish them best luck in realizing their project.



Ferh Rizk
2765 Rockpine Lane
La Crescenta CA 91214

01/21/05


LETTER OF SUPPORT

My name is Jelena Rasovich, and I live at 2653 Timberlake Drive, La Crescenta. I am aware that Alex and Radoslava Rogic, who live less than 400 feet from my home, are proposing to build two new houses at their over-sized lot at 2716 Willowhaven Drive, La Crescenta, CA.

I know Alex and Radoslava for a very long time and can attest they are well-respected citizens in the community, showing their interest in local affairs having closely followed the work of Crescenta Valley Council for a number of years now. They have been living at their house for 29 years, not as long as I have in mine, but long enough.

I hold a masters degree in chemistry and when I worked I was employed by JPL as a senior scientist. Although architecture is a different field, I think I know a good design when I see it. What Alex and Radoslava Rogic are proposing to build looks very nice to me. I like the Mediterranean feel of the proposed houses, with its sloping Spanish tile roofs. I know it is fire-resistant and wish I had it on my own house. But, what like the most, is the terraced approach to placing the houses at the hillside, which seems to reduce the building height and is definitely different from a design that fits flat land.

I am hereby expressing my strong support for the new development and I know it will only make our neighborhood more beautiful.

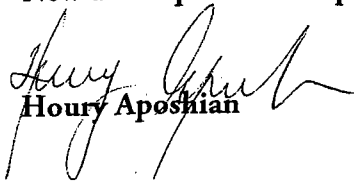


Jelena Rasovich

LETTER OF SUPPORT

My name is Houry Aposhian, and I have an office here in La Crescenta at 2529 Foothill Boulevard. We specialize in real estate loans. I am writing to add my vote to those who are in favor of the project proposed by Alex and Radoslava Rogic, the subdivision of their land at 2716 Willowhaven Drive, La Crescenta, CA. I have seen the drawings proposing two new houses to be accessed from Rockpine Lane.

In today's market where buildable land in the urban area has become so scarce, this seems like an ideal way to provide new housing to two families. Not only that it will create additional money in real estate taxes to Los Angeles County, but it would have a positive effect on the market value of the neighborhood homes. The design I have seen is done in a tasteful manner that respect the environment, and once built the houses will eliminate brush fire hazard that currently exists, given the fact that the terrain is steep and hard to maintain. New development with proposed landscaping will diminish this fire danger.


Houry Aposhian

Letter of Support

My name is Robert Guzman, and I live at 2754 Willowhaven Drive. I have followed the evolution of the design that Alex and Radoslava Rogic have been working on. Their project, a lot split of their rather large parcel at 2716 Willowhaven Drive, would allow a total of three houses on the land that still would have an average of more than 10,000 SF of land per house.

I like the fact that the design utilizes the technique suitable for a hillside, and not one that fits flat land. I also appreciate the amount of open space around the house that, I am told, twice exceeds the minimum required. I also think that building new houses would eliminate the potential of fire hazard when the brush is dry and overgrown. I wish the Rogics good luck in their endeavors and offer my support for their project.

A handwritten signature in black ink that reads "Robert Guzman". The signature is fluid and cursive, with the first name "Robert" and last name "Guzman" clearly distinguishable.

Robert Guzman

Letter of Support

My name is Roobik Yaghoubi, and I live at 2619 Timberlake Drive. I have seen the drawings for the proposed development of the two new houses that Alex And Radoslava Rogic intend to build, after subdividing their land. It is my understanding their parcel is 0.707 of an acre (30,800 SF), and even after subdividing it, the average size of the three lots (one, representing the portion of the lot to remain, and the two newly created lots) will still exceed 10,000 SF. By writing this letter I'd like to express my support for the project being proposed by the Rogics, a lot split at 2716 Willowhaven Drive in La Crescenta, CA.

I have recently rebuild my own house from the ground up, and I know what the Rogics must be going thru, given the anxiety and hardship associated with building a new home. I like the design of the houses, especially their staggered positioning on the sloping terrain, which minimizes the effect of an excessive height. The drawings show the height of the house as 28 feet and 10 inches, which is considerably less than maximum allowed, 35 feet. Also, the size of the houses shown as 2,000 SF is an average for our immediate neighborhood.

I think the subdivided parcels will represent a unique infill project. The exceptionally long frontage at Rockpine Lane comes to over 107 feet for each house, which goes a long way towards placing the buildings in a manner of following the contours of the terrain, as opposed to cutting into the hillside.

I wish the Rogics a speedy approval and offer my full support to their project.

Roobik Yaghoubi



4-11-04

LETTER OF SUPPORT

My name is Philip Lanzafame, and I live at 2645 Pinelawn Drive in Pinecrest. Some time ago I was shown the project proposed by Alex Rogic, a lot split of his property located on a street below mine, at 2716 Willowhaven Drive here in La Crescenta.

I liked the architectural design of the proposed houses and how they would blend into the hillside upon which they sit. Alex's lot is of a unique character as it fronts on two streets, Willowhaven Drive, which he uses to access his present house, and Rockpine Lane, from which the two new houses will have their access. It is my belief that the new houses would upgrade the immediate neighborhood and raise the real estate value of the houses on that street.

For the reasons stated above, I wish to offer Alex and his wife Radoslava my support and hope they succeed in their efforts.



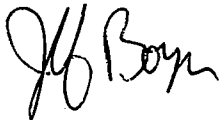
Philip Lanzafame

Letter of Support

My name is Jeffrey Boyer, and I live at 2830 Willowhaven Drive, La Crescenta. I am writing in support of the project that is being proposed by Alex and Radoslava Rogic, the subdivision of their land at 2716 Willowhaven Drive, in order to build two new houses. It is my understanding that their parcel is rather large, 30,800 SF, and that even after the subdivision, the three lots would each exceed an average of 10,000 SF. I have seen the plans and like the design. The proposed size of living space, 2,000 SF per house, is an average for this portion of La Crescenta.

Two years ago I have added to my house a bedroom and a bathroom, and appreciate the understanding of my immediate neighbors who did not have anything against my project. I wish Alex and Radoslava to succeed in their effort, and to that end I offer them my full support.

Jeffrey Boyer

A handwritten signature in black ink, appearing to read 'Jeff Boyer', written in a cursive style.

LETTER OF SUPPORT

My name is Rafi Gagossian, and I live at 3018 Honolulu Avenue, Glendale. I would like to give my support to the project proposed by Alex and Radoslava Rogic, the addition of two new houses at 2716 Willowhaven Drive, La Crescenta, CA. I designed the mix use project that had a favorable review at Crescenta Valley Town Council meeting this past November.

I had an opportunity to review the proposed project and liked the way it was designed. It shows the respect for the land and follows the recommendations put forward in Los Angeles County General Plan, as well as its Hillside Design Guide. The proposed floor plans are functional and at 2,000 SF fit right into the neighborhood. Rockpine Lane is cull de sack and it has 15 houses, with average size of the homes over 2100 SF. Seven of the houses are two-story structures.

This project seems as an ideal opportunity to take advantage of a site that has its own unimpeded accessibility, at the street that is presently single-loaded, but has all infrastructure in place. I am sure it will represent an improvement to the immediate neighborhood and I am for it without hesitation.

Rafi Gagossian


A handwritten signature in black ink, appearing to read 'Rafi Gagossian', written over a faint, larger version of the same name.

Letter of Support

My name is Robert Lemke, and I live at 1307 Oak Circle Drive, Montrose, CA. I am a licensed real estate appraiser, and I'd like to express my support for the project being proposed by Alex Rogic. The project is a lot split at Alex's property at 2716 Willowhaven Drive in La Crescenta, CA.

I have known Alex for 30 years and am familiar with his work as an architect. The proposed project, building two houses on the lower portion of his parcel is well-designed, aesthetically pleasing development, which is going to enhance home values in the immediate vicinity. Even though the terrain is steep, about 1:1.5 slope, the proposed terraced design will allow the new houses to follow the contours, rather than to jut out in the air, as some I have seen. The materials used will blend in with the surrounding terrain, and tile roof will go a long way toward preventing damage from brush fires, to which this area might be prone.

For the reasons stated above I give my wholeheartedly support to Alex's project, and can't wait to see it built.


Robert Lemke
12-6-2007

May 14, 2008

Mr. & Mrs. Alex Rojic
2716 Willowhaven Dr.
LaCrescenta, CA 91214

Re: Proposed Construction Project

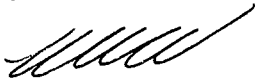
Dear Alex,

In response to our conversation and meeting where we reviewed your proposed plans, I offer my support for your proposed project to add two new houses on the down slope portion of your property along Rockpine Lane.

As you are aware, I am a licensed Mechanical Engineer who works in the construction industry. Having taken the opportunity to briefly review the proposed floor plans and elevations, I found the size and style of the proposed houses to fit in well with the existing houses in the area, as do the proposed lot sizes. My professional opinion is that the project will be a favorable asset to the neighborhood, provided of course that the plans for the building foundation and hillside retaining walls are closely looked at and designed by a licensed Structural Engineer, and subsequently approved by the local jurisdiction.

In summary, I again would like to offer my support for your proposed plans to add two houses of approximately 2,000 sq. ft. each along Rockpine Lane. I see the expansion as an asset to our neighborhood, and wish you success in finalizing the design and constructing the project.

Very Truly Yours,



Bradley E. Severson, P.E.
2614 Willowhaven Dr.
LaCrescenta, CA 91214

Subject: **Re: Letter of Support**
Date: 5/15/2008 1:40:39 P.M. Pacific Daylight Time
From: Mcnevinr
To: AcaRogic

Alex-

Here is my letter regarding the proposed homes that you wish to construct on Rockpine.

Dear Mr. and Mrs. Rogic:

I have been living in La Crescenta for 40+ plus years and for over 20 of those years I have been a professional realtor. As such, I very much support private property rights and hope that you are successful in your real estate goals.

It is my feeling that as long as your construction conforms to the County building codes and standards you should be allowed to build the homes. There has been a tremendous amount of remodeling and construction in our Foothills and we just have to deal with the disruption and confusion that exists during the building phase. It is my hope that if I ever wished to remodel my home that you would be supportive of my goals and aspirations.

Signed,

Ruth S. McNevin

Subj: **To Crescenta Valley Town Council Land Use Committee**
Date: 5/15/2008 3:49:49 P.M. Pacific Daylight Time
From: williamslanduse@yahoo.com
To: acarogic@aol.com

Regarding the subdivision of the Rogic's property:

Mr. Rogic is a retired senior architect from the US Department of Housing and Urban Development. He is well aware of citizen concerns, and I believe he took those concerns into consideration as he carefully planned his lot subdivision.

The lot sizes would not have negative impact, due to the fact that the average of the three lots together would still exceed 10,000 square feet. House sizes would be modest, about 2,400 square feet; there will be no environmental impact that could not be mitigated. Light, glare, noise, visual impacts will remain low to insignificant.

The contour lines of the hill would be followed, and would remain below maximum height allowance. Design will be compatible with existing neighborhood in terms of materials, massing and scale. The hillside ordinance will be met in terms of setbacks, height, lot coverage and floor area ratios. Infrastructure is existing and adequate to serve the proposed project with no undue charge on the system.

The project will, in a small way help address the housing shortage we face in Los Angeles County, and will be an asset to the area and help charge the current housing slowdown in the Los Angeles region.

I urge your approval of the Rogic's proposal.

Sincerely,

Janelle P Williams

Janelle Williams
Williams Land Use Services
2418 Honolulu Ave., Suite B
Montrose, CA 91020
office: 818.542.4109
cell: 818.749.0363
fax: 818.542.3172

LETTER OF SUPPORT

My name is Richard Diradourian, I am an architect, and I have my office at 3786 La Crescenta Avenue, a portion of the town that belongs to Glendale. I have known Alex Rogic, also an architect, for more than 20 years. I am also familiar with his project to subdivide his lot at 2716 Willowhaven Drive in the Pinecrest portion of La Crescenta, and to build there two new houses. I have been following his protracted effort to secure the approval from Los Angeles Department of Regional Planning, and I understand that, as a part of the procedure, he has to present his project at a public hearing. I am writing this letter to offer my full support for his endeavor.

As an architect, I have an appreciation how Alex has approached and solved the design of the houses. First thing that had caught my attention was the placement of the buildings at the sloping site that is about 1:1.5, or 67%. Instead of building the second floor directly above the first, Alex has pulled it back up hill, and thus reduced the visual impact on the street below. And, because of an extraordinary wide frontage along Rockpine Lane, about 215 feet, it was possible to Alex to set the two houses alongside the contours, instead of burying them into the hillside. In addition to savings made by less excavation, this natural feature offered him more opportunities to stress the horizontal lines in the architectural style that fits so well the hillside environment.

The square footage, about 2,000 SF, fits right into the average for the immediate neighborhood. The spaces are organized in a logical manner with a natural flow from one room to another, and from first to second floor. The materials proposed also correspond to the architecture present today at Pinecrest.

I believe that this development would upgrade the neighborhood and raise market value of the houses surrounding this street and wish Alex a speedy approval.


Richard Diradourian, AIA

Notes of Support

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.


Signed.....C.A. Crutcher.....
Address.....2208 Pinelawn Dr.....
Date.....1-15-04.....

Nancy Pandazos
Nancy Pandazos

2604 Pinelawn Dr
1/15/04

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....
Address...2652...PINE LAWN...PT.....
Date...1/15/05.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Greta Armen*.....
Address.....*2736 Willowhaven Dr. La Crescenta CA 91214*.....
Date.....*1/16/05*.....

Signed.....*ALBERT ARMEW*.....
Address.....*2736 Willowhaven Dr. La Crescenta CA 91214*.....
Date.....*1-16-05*.....

Signed.....*Don Millikan*.....
Address.....*2821 Willowhaven Drive*.....
Date.....*1/16/05*.....

Signed.....*Sonya Millikan*.....
Address.....*2821 Willowhaven Drive, La Crescenta*.....
Date.....*1/16/05*.....

Signed.....*Jim J. [Signature]*.....
Address.....*2821 Willowhaven Dr. La Crescenta CA 91214*.....
Date.....*La Crescenta CA 1/16/05*.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....

Address.....

Date.....

Jiyounng Lee
2700 PINELAWN DR.
1-15-05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*Al Boy*.....*Al Boy*
Address.....2830 Willowhaven Dr.....
Date.....11/5/05.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven
Drive, La Crescenta, CA, and I am in support of
the proposed development.

Signed.....*John J. Hartlich*.....

Address.....*2648 Timber Lake Dr. La Crescenta CA*.....
91214

Date.....*14 Jan 2005*.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....Kenn Cartmell.....
Address.....2631 Willowhaven Dr. La Crescenta Ca. 91214.....
Date.....01-15-05.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*Ivan Rasovich and [Signature]*
Address.....*2653 TIMBERLAKE DR. (JELENA RASOVICH)*
Date.....*12-28-04*.....

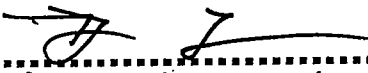
A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*Gayle E.*
Address.....*2714 Pine Lawn Dr*
Date.....*1/15/05*

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....
Address.....2837 Willow Haven Dr.
Date.....1-15-05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Sam Remy*.....
Address.....*2055 Willowhaven Dr.*.....
Date.....*1/17/05*.....

Signed.....*Lynel Taylor*.....
Address.....*2743 Willowhaven Dr.*.....
Date.....*1/17/2005*.....

Signed.....*Robert German*.....
Address.....*2754 WILLOW HAVEN DR*.....
Date.....*01-17-05*.....

Signed.....*Debbie R. German*.....
Address.....*2754 Willowhaven Dr*.....
Date.....*01-17-05*.....

Signed.....
Address.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....

Address.....

Date.....


A. J. Conley

2608 Willowhaven Dr.

1/9/09

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....
Address.....2619 Willow Haven Dr. La Crescenta,
Date.....1/5/05.....91214

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven
Drive, La Crescenta, CA, and I am in support of
the proposed development. *into 2 Lots*

Signed *M. Billingsley*
Address *2634 Pinelawn Drive*
Date *1-15-05*

Nino Fisanotti

2612 PINELAWN

1-15-05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for Minor Land Subdivision at 2716 Willowhaven Drive, La Crescenta, CA, and I am in support of the proposed development.

Signed.....*Bill & Maria Hattick*
Address.....*2707 Willowhaven Dr.*
Date.....*1/8-2004*

Pat Price
2622 Pinelawn Dr.
La Crescenta 1-14-05

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed..... *Fereh Rizk* FEREH RIZK.....

Address..... *2765 Rockpine Ln La Crescenta*.....

Date..... *01/19/05*.....

Signed.....

Address.....

Date.....

Signed.....

Address.....

Date.....

Signed.....

Address.....

Date.....

Signed.....

Address.....

Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Fred Thomas*.....
Address.....*2702 Willowhaven*.....
Date.....*1-3-07*.....

Signed.....*[Signature]*..... — WOULD NEED TO SEE PLANS
Address.....*2614 WILLOWHAVEN*.....
Date.....*1-5-07*.....

Signed.....*[Signature]*.....
Address.....*2757 FIROO AVE LA CRESCENTA CA 91214*.....
Date.....*1-6-07*.....

Signed.....*Bert T. Roth*.....
Address.....*2763 Fierro Circle La Crescenta CA 91214*.....
Date.....*1-6-07*.....

Signed.....*Jim B. [Signature]*.....
Address.....*2767 Fierro Cir. La Crescenta 91214*.....
Date.....*1-6-07*.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....George Park.....
Address.....5432 La Crescenta Ave. La Crescenta, CA 91214.....
Date.....01/13/07.....

Signed.....Fanny Yen.....
Address.....6434 La Crescenta Ave. La Crescenta CA 91214.....
Date.....1-13-7.....

Signed.....John Smallenburg.....
Address.....5430 La Crescenta Av Ca 91214.....
Date.....16 JAN '07.....

Signed.....Katleen Hanson.....
Address.....5412 Pine Cone Rd.....
Date.....Jan 16, 2007.....

Signed.....
Address.....2846 HIGHRIDGE ROAD.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Susan P. Wells*.....
Address.....*5444 La Crescenta Ave*.....
Date.....*Jan. 19, 2007*.....

Signed.....*Keith & Carolyn Murdock*.....
Address.....*2742 PINELAWN*.....
Date.....*1-20-2007*.....

Signed.....~~*Keith & Carolyn Murdock*~~.....
Address.....~~*2*~~.....
Date.....~~.....~~.....

Signed.....*Philip Sengul + Johanna Sengul*.....
Address.....*2645 PINELAWN Dr.*.....
Date.....*20 JAN 07*.....

Signed.....
Address.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....*Paula Meksally*.....
Address.....*5418 Pine Cone Rd*.....
Date.....*1-20-07*.....

Signed.....*W. M. Hall*.....
Address.....*5 Pine Cone Rd*.....
Date.....*1-2*.....

Signed.....*Tatyana V. Mesa*.....
Address.....*5430 Pine Cone Rd*.....
Date.....*1-20-07*.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

A NOTE OF SUPPORT

I was given an opportunity to review the plans for
Minor Land Subdivision at 2716 Willowhaven Drive,
La Crescenta, Ca. 91214, and I am in support of the
proposed development.

Signed.....
Address..... 2715 Pinelawn Drive
Date..... 1/28/06

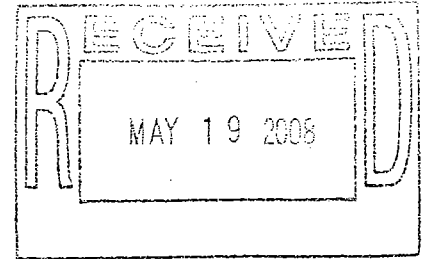
Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

Signed.....
Address.....
Date.....

May, 9, 2008



Regional Planning Department

Attn. Jodie Sackett

320 W Temple Street

Los Angeles, Ca 90012

Att: Room 1362

Subject Project No PM063010

Reference: Applicant, Alex Rojec, 2716 Willowhaven, La Crescenta

Dear Commissioners,

As a home owner living in the direct line of Mr. Rojec proposed building site I feel the need to address a few points that I feel are very important. When we bought our home in 1979 we choose Rockpine Lane as we had small children and were assured this street would remain a street with homes on only one side it was important for us then and it is important to us now with our grandchildren. As we were looking at homes at that time the homes on Rockpine comped out higher than other streets as it was more desirable to live on a street where there were fewer homes and much less traffic . Now that that made our street so desirable and the higher amount that was paid for these homes will be taken away from us simply to stick two houses on the steep hill in front of ours.

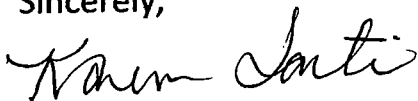
We are very concerned about the safely of our homes with the building of the two houses in front of ours with the run offs of the rains and the sliding of the hillside who is going to reassure us home owners of our safety?

Our other concern is the curve in the street where Mr. Rojec plans to built his two houses, it is somewhat of a blind curve and as Mr. Rojec houses will not have much of a drive way and a steep one at best, they will be pulling out in to the street on a blind curve.

Mr. Rojec has tried this before I am not sure if he invented a better wheel this time around but the fact remains that he plans to crave out the hill in front of several of our homes and the safety and the impact it will have on our street and our families. There are many homes for sale up here now with driveways and yards if he wishes to buy additional homes for his family, and still protect the safety of ours.

Thank you very much for your consideration in this matter, please excuse the tardiness as I have been in the hospital.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen Sarti".

Karen Sarti

2722 Rockpine Lane

La Crescenta, CA 91214



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

June 5, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: *JJS* Mr. Jodie Sackett, Senior Regional Planning Assistant
Land Divisions Section

SUBJECT: TENTATIVE PARCEL MAP NO. 063010
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)
AGENDA ITEM NOS. 8 a, b and c: JUNE 18, 2008

PROJECT DESCRIPTION

Tentative Parcel Map No. 063010 is a request to authorize the creation three single-family parcels (including one flag lot) on a 0.73 gross acre site. A Variance is requested for two single-family parcels with less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential—10,000 Square-Foot Minimum Required Lot Area) zone, with a net lot area of 7,724 square feet proposed for two parcels. In addition, the Variance is requested to allow retaining walls higher than six feet within the side and rear yard setbacks. The project requires a Conditional Use Permit ("CUP") for urban hillside management purposes. The subject property has one existing single family dwelling to remain.

PROJECT BACKGROUND

A public hearing on Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5) was held by your Commission on May 21, 2008. On May 21, 2008 your Commission instructed staff to prepare findings for **denial** and return on June 18, 2008. On May 21, 2008 your Commission considered the testimony and evidence presented and based the decision on three facts:

1. That the proposed development is inconsistent with the Hillside Management provisions of the General Plan;

TENTATIVE PARCEL MAP NO. 063010-(5)
VARIANCE CASE NO. 2007-00011-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)
June 18, 2008 RPC Memo

Page 2 of 2

2. That the proposed development is inconsistent with the Zoning Ordinance; and
3. That the proposed development is inconsistent and incompatible with the existing characteristics of the neighborhood.

Please find attached draft findings for the denial of Tentative Parcel Map No. 063010, Variance Case No. 2007-00011-(5) and Conditional Use Permit Case No. 2005-00151-(5).

SMT:jds
6/5/08

Attachment: Draft denial findings

**COUNTY OF LOS ANGELES
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
TENTATIVE PARCEL MAP NO. 063010**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 063010 on May 21, 2008 and June 18, 2008. Tentative Parcel Map No. 063010 was heard concurrently with Conditional Use Permit Case No. 2005-00151-(5) and Variance Case No. 2007-00011-(5).
2. Tentative Parcel Map No. 063010 is a request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
3. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The proposed subdivision is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Los Angeles Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map dated November 20, 2007 is a flag lot gaining access via an existing 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcel Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, with R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, both to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcel Nos. 1 and 2. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the General Plan. Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They propose building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet are proposed within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard areas of each residential parcel.
17. Staff received approximately 34 letters or correspondence from local residents-- 19 opposed and 15 in favor of the proposed development. In addition, staff received two petitions-- one with 57 signatures in opposition to the project, and another with 41 signatures in support of the project. Staff received the support petition on May 20, 2008 and provided it to the Commission at the May 21, 2008 Commission public hearing. Finally, staff received a letter from the Crescenta Valley Town Council ("Town Council") on May 20, 2008. In the correspondence received by staff, those in opposition stated concerns related to the applicant's previous subdivision request, denied by the

Commission in 1987; the violation of the existing Conditions, Covenants and Restrictions ("CC&Rs") for the underlying Tract No. 21972; overall community compatibility; the aesthetic impact of retaining walls and future residences; slope stability/landslides; drainage; adequate open/"green" space; haul route impacts to existing roads; additional traffic to be generated after new homes are built; and traffic safety and parking concerns along Rockpine Lane.

18. Correspondence in support indicated that the project will benefit the community by developing an underutilized portion of land along Rockpine Lane; appear aesthetically pleasing and not disrupt aesthetic views along of hillside; not intrude on the neighbors' privacy; improve property values in the area; utilize existing sewer, water and road infrastructure; help to eliminate existing brush fire hazards; preserve a large amount of open space; and provide additional housing needed in the community.
19. The Town Council, in its meeting on May 15, 2008, decided to take a neutral position on the proposed project. In its letter dated May 19, 2008, the Town Council outlined the details of its May 15th meeting and attached a table of the specific concerns expressed by the residents in attendance. The table also indicates that at the meeting, a total of 38 people indicated their concern of the project-- 34 in opposition and four in favor.
20. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant's representative and the public. The applicant's representative made a presentation describing the proposed development. The Commission then heard testimony from three persons in support of the project, followed by testimony from 17 persons opposed. The applicant's representative was allowed one round of rebuttal before the Commission ended testimony and began its discussion.
21. On May 21, 2008 the Commission heard testimony from three persons who supported the project. Those in support stated that a "no growth" attitude exists in the community, creating a "double-standard" that is unfair to the applicant and his plans to improve his land. They stated that the future residences on the subject property will be constructed to a higher engineering standard than the existing surrounding residences and that all needed services, infrastructure and schools are already present. Supporters also emphasized that the project will be both an "improvement" and "benefit" to the community and that many property improvements (such as remodels, additions, etc.) have happened in the community and that they should "all" be supported. Finally, supporters remarked that the proposed lots are larger than many of the existing surrounding lots and that a wide street frontage is proposed for the new parcels along Rockpine Lane, which is consistent with the community.
22. On May 21, 2008 the Commission also heard testimony from 17 persons opposed to the project. Regarding the overall project proposal, opponents stated that proposed development is not in character with the community and that the project does not

conform to the "overall plan of the area". In addition, the point was made that an "out of control" subdivision precedent should not be set in the community. Opponents also stated that the same denial findings from 1987 are still valid today and that an approval would "reverse the old decision", setting a bad precedent. Opponents stated that the original tract CC&Rs influenced their decision to move to the area, they wanted them to be upheld, and that the project does not comply with the CC&Rs (which are "in force" and are a "living document"). Lastly, opponents claimed that those in support of the project do not live in the immediate area.

23. Regarding the site plan/design of the project, opponents stated that the existing lots were originally graded as "flat pads", and that the applicant's proposed "terraced" parcels, proposed setbacks and homes, are out-of-character with the community. It was stated by the opposition that the original subdivider provided "flat lots, similar floor plan designs and longer driveways", which are of a different character than the proposed development. Opponents also stated that the proposed front yard setbacks are an "unprecedented" five feet from the curb, and that the design provides inadequate driveway parking. Opponents claimed that there are no "[re]subdivided properties" in La Crescenta and stressed that the community should be preserved as "stable and developed."
24. Opponents also commented on the feasibility/engineering of the project, arguing that the slopes on the subject property are at least 40 to 50 percent and too steep to develop. Opponents stated that the project will be adversely affected by "erosion" forces and that the terrain of the subject property is "unstable alluvial fan," poses a landslide risk, and referenced the previous collapse of retaining walls at a nearby Sheriff's Station--emphasizing that heavy rains in the area can cause landslides, floods and structure failures.
25. During the May 21, 2008 Commission public hearing, the applicant's representative gave rebuttal testimony and stated that the geology and soils reports have been reviewed by the Los Angeles County Department of Public Works, with clearances issued. The representative emphasized that today's subdivision standards are "much more rigorous", ensuring a safer and more compatible project. The representative also claimed that there have been "no significant landslides" in the existing subdivision. The representative clarified that the proposed setbacks are five feet for garages and 10 feet for the residences, and added that the project "preserves significant views" and the applicant has done a "good job" to adapt the development to the terrain. Finally, the representative stated that the CC&Rs have not been violated and do not preclude subdivisions.
26. On May 21, 2008 the Commission considered all testimony and discussed the facts of the case. First, the Commission discussed that while staff, in its analysis, has found that

the project "can work," it was the Commission's responsibility to determine whether the development "should be" permitted.

27. On May 21, 2008 the Commission discussed the project's consistency with General Plan Infill Policies and Hillside Management Performance Review Criteria. The Commission indicated that infill development should be supported, but not in the "suburban" community where the subject property is located. The subject project constitutes an "urban" style of infill development that is not compatible with General Plan infill provisions. The Commission also indicated that although the development is "feasible", the project is "stretching" the limits and intent of the Hillside Management provisions of the General Plan. The Commission stated that the Hillside Management provisions were written to "protect the hillside" and that the term "innovation" stated in the Hillside Management Performance Review Criteria applied in designing hillside projects, was "misused" to support the subject project, leading to an inappropriate development proposal.
28. On May 21, 2008 the Commission also discussed the project's community compatibility and character, and the suitability of the site for development, indicating that there are too many "community inconsistencies" with the proposed development, such as reduced front yard setbacks, "terraced" home design/floor plan, over-reliance on tall retaining walls, shortened driveway entrances and insufficient/incompatible rear yard area. The Commission stated that the local area is currently not "transitioning from suburban to urban" and that the project is "out-of-character" and will set a precedent if approved. Further, the Commission reasoned that if the project was approved, other large lots in the community "can be expected to subdivide" and that not all of the neighborhood impacts of the proposed project can be predicted. The Commission indicated that it is "not the right time or place" for the proposed subdivision and that the area may not be "the right environment" to allow a subdivision with a zoning variance. The development is "technically feasible," but the neighborhood character would be changed "dramatically". Finally, the Commission indicated that the project, if approved, would "disrupt" many of the original tract's homeowners still residing in the community for 40 or more years.
29. On May 21, 2008 the Commission, after considering all of the testimony, continued the public hearing until June 18, 2008, and instructed staff to prepare findings for denial.
30. On June 18, 2008, the Commission closed the public hearing and denied Tentative Parcel Map No. 063010.
31. The denial of the subdivision request is based on the following findings:
 - A. The design of improvement of the proposed subdivision is inconsistent with the General Plan, including hillside management provisions.

- B. There is some evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
- C. The site is physically unsuitable for the type of development and density being proposed, since the property does not have adequate building sites to be developed.

32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 063010 is **denied**.

**COUNTY OF LOS ANGELES
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
VARIANCE CASE NO. 2007-00011-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Variance Case No. 2007-00011-(5) on May 21, 2008 and June 18, 2008. Variance Case No. 2007-00011-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Conditional Use Permit Case No. 2005-00151-(5).
2. Variance Case No. 2007-00011-(5) is a request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each), and also to allow retaining walls higher than six feet within the side and rear yard setbacks.
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres.
4. Conditional Use Permit ("CUP") Case No. 2005-00151-(5) is a related request to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
5. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
6. The subject property is approximately 0.73 gross acres (0.65 net acres) in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
7. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
8. There are no Oak trees existing on the subject site.
9. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcel Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.
10. The project site is zoned R-1-10,000.

11. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
12. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
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15. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. Retaining walls higher than six feet will be used within the side and rear yard setbacks in order to protect the terraced grading design. The retaining walls will be screened with plant materials and landscaping in order to reduce the overall aesthetic impacts of the development. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
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27. On May 21, 2008 the Commission also discussed the project's community compatibility and character, and the suitability of the site for development, indicating that there are too many "community inconsistencies" with the proposed development, such as reduced front yard setbacks, "terraced" home design/floor plan, over-reliance on tall retaining walls, shortened driveway entrances and insufficient/incompatible rear yard area. The Commission stated that the local area is currently not "transitioning from suburban to urban" and that the project is "out-of-character" and will set a precedent if approved. Further, the Commission reasoned that if the project was approved, other large lots in the community "can be expected to subdivide" and that not all of the neighborhood impacts of the proposed project can be predicted. The Commission indicated that it is "not the right time or place" for the proposed subdivision and that the area may not be "the right environment" to allow a subdivision with a zoning variance. The development is "technically feasible," but the neighborhood character would be changed "dramatically". Finally, the Commission indicated that the project, if approved, would "disrupt" many of the original tract's homeowners still residing in the community for 40 or more years.
28. On May 21, 2008 the Commission, after considering all of the testimony, continued the public hearing until June 18, 2008, and instructed staff to prepare findings for denial.
29. On June 18, 2008, the Commission closed the public hearing and denied Variance Case No. 2007-00011-(5).
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320

West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That despite special circumstances or exceptional characteristics applicable to the property, the strict application of the code does not deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications; and
- B. That the adjustment authorized will constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated; and
- C. That strict application of zoning regulations as they apply to such property will not result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards; and
- D. That such adjustment will be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THEREFORE, in view of the findings of fact and conclusions presented above, Variance Case No. 2007-00011-(5) is **denied**.

**COUNTY OF LOS ANGELES
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
CONDITIONAL USE PERMIT CASE NO. 2005-00151-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 2005-00151-(5) on May 21, 2008 and June 18, 2008. Conditional Use Permit Case No. 2005-00151-(5) was heard concurrently with Tentative Parcel Map No. 063010 and Variance Case No. 2007-00011-(5).
2. A Conditional Use Permit ("CUP") is required to ensure compliance with urban hillside management design review criteria, pursuant to Section 22.56.215 of the Los Angeles County Code ("County Code").
3. Tentative Parcel Map No. 063010 is a related request to create three single-family parcels (including one flag lot) on 0.73 gross acres (0.65 net acres).
4. Variance Case No. 2007-00011-(5) is a related request to allow less than the minimum required net lot area of 10,000 square feet in the R-1-10,000 (Single-Family Residential- 10,000 Square Foot Minimum Required Lot Area) zone for two proposed single-family parcels (7,750 net square feet provided for each).
5. The proposed project is an urban hillside project, as the subject property exhibits natural slopes of 25 percent or greater and is within an urban land use category of the Countywide General Plan ("General Plan"). A CUP is required for the project, since the three dwelling units proposed exceed the midpoint threshold of two dwelling units allowed for the site.
6. The subject site is located at 2716 Willowhaven Drive, within the La Crescenta-Montrose Community Standards District ("CSD") and the La Crescenta Zoned District.
7. The subject property is approximately 0.73 gross acres in size. It has variable (flat to steeply-sloping) topography, with 0.22 acres within zero to 25 percent slopes, 0.02 acres within 25 to 50 percent slopes, and 0.47 acres within slopes of 50 percent or greater.
8. The project proposes 2,114 cubic yards of cut and 156 cubic yards of fill grading, with 1,958 cubic yards of offsite export.
9. There are no Oak trees existing on the subject site.
10. Parcel No. 3 as depicted on the tentative map is a flag lot gaining access via a 16-foot wide private driveway from Willowhaven Drive, a 46-foot wide dedicated street. Parcel

Nos. 1 and 2 will gain access directly from Rockpine Lane, a 44-foot wide dedicated street.

11. The project site is zoned R-1-10,000.
12. Areas in all directions are zoned R-1-10,000, and R-1-7,500 (Single-Family Residential- 7,500 Square Foot Minimum Required Lot Area) also exists to the west of the subject property.
13. The subject property currently has one existing single-family residence and a swimming pool, each to remain. It is surrounded by single-family residences in all directions, with the Shields Canyon Debris Basin also located to the south and west of the subject property.
14. The applicant is requesting a Variance to allow less than the required minimum net lot area of 10,000 square feet in the R-1-10,000 zone for proposed Parcels 1 and 2. Single-family residences are permitted in the R-1-10,000 zone pursuant to Section 22.20.070 of the County Code.
15. The subject property is located within the Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) Land Use Category of the Los Angeles Countywide General Plan ("General Plan"). Category 1, an urban land use category, allows a maximum of four dwelling units on the subject property. The subject property contains hillside slopes greater than 25 percent, and the project proposes a density of three dwelling units, which is above the midpoint threshold of two dwelling units. Therefore, the project is subject to Hillside Management performance criteria as described in the General Plan.
16. Proposed Parcel Nos. 1 and 2 have an elevation sloping downward towards Rockpine Lane. They will each have building pad areas that use "terraced" grading to preserve the existing hillside. The project site is designated as urban hillside development, and a minimum of 25 percent (7,025 square feet) of open space is required. The project provides 61 percent (17,377 square feet) of open space consisting of deed-restricted landscaped and natural undisturbed area within the private yard area of each residential parcel.
17. Staff received approximately 34 letters or correspondence from local residents-- 19 opposed and 15 in favor of the proposed development. In addition, staff received two petitions-- one with 57 signatures in opposition to the project, and another with 41 signatures in support of the project. Staff received the support petition on May 20, 2008 and provided it to the Commission at the May 21, 2008 Commission public hearing. Finally, staff received a letter from the Crescenta Valley Town Council ("Town Council") on May 20, 2008. In the correspondence received by staff, those in opposition stated

concerns related to the applicant's previous subdivision request, denied by the Commission in 1987; the violation of the existing Conditions, Covenants and Restrictions ("CC&Rs") for the underlying Tract No. 21972; overall community compatibility; the aesthetic impact of retaining walls and future residences; slope stability/landslides; drainage; adequate open/"green" space; haul route impacts to existing roads; additional traffic to be generated after new homes are built; and traffic safety and parking concerns along Rockpine Lane.

18. Correspondence in support indicated that the project will benefit the community by developing an underutilized portion of land along Rockpine Lane; appear aesthetically pleasing and not disrupt aesthetic views along of hillside; not intrude on the neighbors' privacy; improve property values in the area; utilize existing sewer, water and road infrastructure; help to eliminate existing brush fire hazards; preserve a large amount of open space; and provide additional housing needed in the community.
19. The Town Council, in its meeting on May 15, 2008, decided to take a neutral position on the proposed project. In its letter dated May 19, 2008, the Town Council outlined the details of its May 15th meeting and attached a table of the specific concerns expressed by the residents in attendance. The table also indicates that at the meeting, a total of 38 people indicated their concern of the project-- 34 in opposition and four in favor.
20. On May 21, 2008 the Commission heard a presentation from staff as well as testimony from the applicant's representative and the public. The applicant's representative made a presentation describing the proposed development. The Commission then heard testimony from three persons in support of the project, followed by testimony from 17 persons opposed. The applicant's representative was allowed one round of rebuttal before the Commission ended testimony and began its discussion.
21. On May 21, 2008 the Commission heard testimony from three persons who supported the project. Those in support stated that a "no growth" attitude exists in the community, creating a "double-standard" that is unfair to the applicant and his plans to improve his land. They stated that the future residences on the subject property will be constructed to a higher engineering standard than the existing surrounding residences and that all needed services, infrastructure and schools are already present. Supporters also emphasized that the project will be both an "improvement" and "benefit" to the community and that many property improvements (such as remodels, additions, etc.) have happened in the community and that they should "all" be supported. Finally, supporters remarked that the proposed lots are larger than many of the existing surrounding lots and that a wide street frontage is proposed for the new parcels along Rockpine Lane, which is consistent with the community.
22. On May 21, 2008 the Commission also heard testimony from 17 persons opposed to the project. Regarding the overall project proposal, opponents stated that proposed

development is not in character with the community and that the project does not conform to the "overall plan of the area". In addition, the point was made that an "out of control" subdivision precedent should not be set in the community. Opponents also stated that the same denial findings from 1987 are still valid today and that an approval would "reverse the old decision", setting a bad precedent. Opponents stated that the original tract CC&Rs influenced their decision to move to the area, they wanted them to be upheld, and that the project does not comply with the CC&Rs (which are "in force" and are a "living document"). Lastly, opponents claimed that those in support of the project do not live in the immediate area.

23. Regarding the site plan/design of the project, opponents stated that the existing lots were originally graded as "flat pads", and that the applicant's proposed "terraced" parcels, proposed setbacks and homes, are out-of-character with the community. It was stated by the opposition that the original subdivider provided "flat lots, similar floor plan designs and longer driveways", which are of a different character than the proposed development. Opponents also stated that the proposed front yard setbacks are an "unprecedented" five feet from the curb, and that the design provides inadequate driveway parking. Opponents claimed that there are no "[re]subdivided properties" in La Crescenta and stressed that the community should be preserved as "stable and developed."
24. Opponents also commented on the feasibility/engineering of the project, arguing that the slopes on the subject property are at least 40 to 50 percent and too steep to develop. Opponents stated that the project will be adversely affected by "erosion" forces and that the terrain of the subject property is "unstable alluvial fan," poses a landslide risk, and referenced the previous collapse of retaining walls at a nearby Sherriff's Station-- emphasizing that heavy rains in the area can cause landslides, floods and structure failures.
25. During the May 21, 2008 Commission public hearing, the applicant's representative gave rebuttal testimony and stated that the geology and soils reports have been reviewed by the Los Angeles County Department of Public Works, with clearances issued. The representative emphasized that today's subdivision standards are "much more rigorous", ensuring a safer and more compatible project. The representative also claimed that there have been "no significant landslides" in the existing subdivision. The representative clarified that the proposed setbacks are five feet for garages and 10 feet for the residences, and added that the project "preserves significant views" and the applicant has done a "good job" to adapt the development to the terrain. Finally, the representative stated that the CC&Rs have not been violated and do not preclude subdivisions.
26. On May 21, 2008 the Commission considered all testimony and discussed the facts of the case. First, the Commission discussed that while staff, in its analysis, has found

that the project "can work," it was the Commission's responsibility to determine whether the development "should be" permitted.

27. On May 21, 2008 the Commission discussed the project's consistency with General Plan Infill Policies and Hillside Management Performance Review Criteria. The Commission indicated that infill development should be supported, but not in the "suburban" community where the subject property is located. The subject project constitutes an "urban" style of infill development that is not compatible with General Plan infill provisions. The Commission also indicated that although the development is "feasible", the project is "stretching" the limits and intent of the Hillside Management provisions of the General Plan. The Commission stated that the Hillside Management provisions were written to "protect the hillside" and that the term "innovation" stated in the Hillside Management Performance Review Criteria applied in designing hillside projects, was "misused" to support the subject project, leading to an inappropriate development proposal.
28. On May 21, 2008 the Commission also discussed the project's community compatibility and character, and the suitability of the site for development, indicating that there are too many "community inconsistencies" with the proposed development, such as reduced front yard setbacks, "terraced" home design/floor plan, over-reliance on tall retaining walls, shortened driveway entrances and insufficient/incompatible rear yard area. The Commission stated that the local area is currently not "transitioning from suburban to urban" and that the project is "out-of-character" and will set a precedent if approved. Further, the Commission reasoned that if the project was approved, other large lots in the community "can be expected to subdivide" and that not all of the neighborhood impacts of the proposed project can be predicted. The Commission indicated that it is "not the right time or place" for the proposed subdivision and that the area may not be "the right environment" to allow a subdivision with a zoning variance. The development is "technically feasible," but the neighborhood character would be changed "dramatically". Finally, the Commission indicated that the project, if approved, would "disrupt" many of the original tract's homeowners still residing in the community for 40 or more years.
29. On May 21, 2008 the Commission, after considering all of the testimony, continued the public hearing until June 18, 2008, and instructed staff to prepare findings for denial.
30. On June 18, 2008, the Commission closed the public hearing and denied Conditional Use Permit No. 2005-00151-(5).
31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents

and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is inconsistent with the General Plan, including hillside management provisions; and
- B. The requested use at the proposed location will:
 - i. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - ii. Be materially detrimental to the use, enjoyment and valuation of property of other persons located in the vicinity of the site, or
 - iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. The proposed site is inadequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses surrounding the area; and
- D. The proposed site is adequately served:
 - i. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - ii. By other public or private service facilities as are required; and

In hillside management areas:

- A. The burden of proof for hillside management design review has not been met by the applicant; and
- B. The denial of proposed dwelling units exceeding the midpoint of the permitted density range in urban hillsides is based on the inability to mitigate problems of public safety, design and/or environmental considerations, as provided in the code and the General Plan.

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2005-00151-(5) is **denied**.